

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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THAT there is very little to be said of the present condition of the Stock Market is proved by the readiness with which it returns to professional lines after the agitation of the early part of the week. The rally from the lower prices affects most a limited line of speculative issues proving the character of the trading, and from the fact that investment issues readily respond to depression and rally tardily, it may be concluded that there is no prospect of a substantial bull move. The best that can be hoped is that the market will not develop more weakness than it now shows or has shown for some weeks. With a renewal of the melancholy affair at Homestead or further Congressional action toward free coinage of silver, prices would undoubtedly suffer, though it is not so sure that they would benefit very much by the failure of either. The movement of prices on Tuesday forcibly illustrated the fact that in matters of financial legislation the thing to be most feared is not a scientific deduction of its results but what the public think or fear the results will be. The passing of the Stewart bill by the Senate to thinking minds was not sufficient to warrant the decline in Stock Market quotations that took place. The action of one chamber of Congress is a long way from making a law, and especially when the session is apparently near its close and, more important still, when it is presumed on good grounds that even if such action is approved by the House its admission to the Statute Book would be barred by the President's veto. The fact is that on the silver question there is in the minds of the public a sensitiveness approaching the fever point, and a mere indication on the part of our lawmakers of an intention to force this country further on in the bimetallic experiment without the co-operation of the other great nations creates fear, while a move in that direction cannot fail to be disturbing and mischievous. The House of Representatives has had more than one opportunity of seeing how harmful silver legislation can be to the business community, and if it wants to remedy the injury so recently done by the Senate it will give an emphatic disapproval of any attempt in that direction until the views of the whole business world have been obtained on the question in the conference for which arrangements are now being made. It is a melancholy fact that business men look upon the adjournment of our legislative bodies with the same satisfaction as schoolboys regard the back of a severe schoolmaster. At one time it is the lawgivers of Texas or Kansas, or some other granger State, whose relegation to their private concerns is most desired; at the present moment the only pleasurable prospect afforded by the present session of Congress to the eye of Wall street is the prospect of its close. The fears of the advocates of a single standard, it is true, may be exaggerated and the ultimate results of a larger measure of silver currency less injurious than they believe. There always is a good deal of the bogy in any figure set up by a partisan. But in this case the partisans happen to have the power of realizing for the time being all the fears that animate them. The act of 1890 has been followed by an accumulation and jealous holding of gold by the banks and a lessening of the Treasury gold surplus. An enlargement of the purposes of that act, such as is contemplated by the Stewart bill, in the present circumstances, would unquestionably lead to further hoarding of gold and might compel the Treasury to resort to extreme measures to maintain the parity of gold and silver. The very first evidence that the Treasury had to take such steps would be the signal for a sharp decline in securities. The decline in the price of silver is a fact which alone ought to alarm its friends, and to warn them that their efforts are misdirected. Increased production does not explain that decline. If there is any increase of production, the amount annually taken into the Treasury vaults under the act of 1890 very much more than offsets it. That the price of silver is lower to-day than it was prior to the passing of that act is only explained by the fact that the attitude of the financial world toward that act makes silver a less

desirable commodity to hold than it was before its enactment. There are those who maintain that even if a silver basis was reached no harm would result provided it was fixed, and in support of their argument they point to the time prior to the resumption of specie payments when the country prospered and grew rich, had its booms and its panics. Those who argue this way forget that since the resumption of specie payments neither booms nor panics have been so violent, simply because the basis was the most stable one that could be devised, and the trade and commerce of the country have been all the better for such steadier conditions as have been. Nor do they take into account the dangers incident to and inseparable from a process of transition. What they may be, the last two years have given a mild specimen.

THE political situation of Europe remains unusually undisturbed and consequently the business of both the continent and Great Britain, although dull, is regular and sound. According to the best accounts the visit of the King and Queen of Italy to the German Emperor appears to have strengthened the tranquility. It has certainly assisted a rise in the price of Italian Funds. German politicians and statesmen put such enormous stress on the importance and stability of the Italian Alliance, that both operators and the public see a reason for putting higher appreciation in Italian finances than they would be inclined to do if they made their opinion upon a consideration of the Italian Budget alone. The favorable impressions derived from political calculations are very much emphasized by the silent, yet powerful action of the syndicate comprising the leading banks and bankers all over Germany. It was established some years ago at the suggestion of the German Foreign Office, which very probably looked on the abundant sale of Italian Funds in Germany as a sort of subsidy given to an allied Power. Subsidies in the ancient form are no longer in fashion between first-class Powers. The modern organizations of credit allow other means of supporting an ally without having recourse to the often odious measure of increasing the direct taxes. The operations of the syndicate were at first signally successful, and when subsequent events made Italy's finances rather more insecure the syndicate had still both the power and the will to continue operations in a slow, steady, silent way. This action has produced the expected result. Germany holds now a comparatively large amount of Italian loans, and a large part of the holdings have been acquired at advantageously low prices. In this way politics even in the tranquil years largely affect the stock markets, and in this way are political alliances effectively strengthened. The prosperity which Austro-Hungary enjoyed in the earlier part of the year has been succeeded by something very much like depression. The fears once entertained for the crops have, however, pretty well subsided. The eastern countries of Hungary have enjoyed since the end of April very fine weather. The crops in these provinces are very rich. But in the vineyards the damage through phylloxera is spreading rapidly, whereas the work of revival by grafting and planting American vines is going on very slowly, because many of the proprietors have not sufficient means. In consequence the prices of land are very much depressed. No important changes have taken place in the English market save a fall in Victorian securities owing to the announcement of another large loan.

THE Rapid Transit Commissioners have been criticised because they did lay out every other possible route in every other feasible way than the route they have laid out. They have been criticised because they did not plan an elevated road; they have been criticised because they did not plan a viaduct road; they have been criticised because they decided on a tunnel; they have been criticised because they did not make the tunnel deep enough; they have been criticised because they laid out a route along Broadway; they have been criticised because they did not lay out several other possible routes; they have been criticised because they made their system too expensive to construct, and now they are criticised because they did not make it expensive enough. Louis Heilprin, in the current number of the *Engineering Magazine*, analyzes the number of passengers which the new system will have to carry, and comes to the conclusion that in order to provide comfortably for the amount of traffic that will be offered the commissioners ought to have planned to build twice as many tracks as their scheme calls for. In order to arrive at this conclusion Mr. Heilprin enters into a number of calculations which are not of sufficient interest to detail. It may be mentioned, however, that he wants to provide a seat for every passenger, run trains at a very high rate of speed, and do other things that would make the cost of operation so large that it is very doubtful whether any corporation could fulfill his requirements for a five-cent fare, and a ten-cent would throw out all of his calculations. But the sufficient objection to planning rapid transit systems on the "gigantic scale" which Mr. Heilprin advocates is the apparent difficulty of raising capital to build a system on the comparatively moderate scale pro-

posed by the commissioners. It may be that eight tracks are not enough; it is certain that the four tracks which will, if possible, be immediately constructed, are not enough; but this is all that can be done at the moment. The commissioners are under a disadvantage in proposing plans which is not shared by their critics; they are obliged to make their plans feasible, and it is when one comes to compare the wild suggestions of these critics to the sane and carefully thought out plans of the commission that one begins to realize how excellently well that body has fulfilled its trust, and how wisely it has steered clear of the dangers which have beset its path. Its task, particularly on the engineering and financial side, is one of great complexity and tremendous difficulties. It may be that all of these difficulties have not been foreseen; it may be that the carrying out of the plan will be frustrated by one of these difficulties; but even in this case the merit of the commissioners' plans, as, on the whole, the most adequate, feasible and promising solution of the Rapid Transit problem in this city as yet outlined, should be recognized and placed to their credit.

"A Flurry in the Brain Market."

THE advance in the salaries of college professors which has come about through the opening of new universities and the growth of old ones has been irreverently referred to by the editor of a daily paper as "a flurry in the brain market," and the *Review of Reviews* gives some space to describing "the boom in higher education." Certainly the correctness of Cobden's formula for high wages, "two employers after one man," was never better illustrated than by the phenomenon referred to. The opening of the Chicago and the Stanford universities offering salaries of from four to seven thousand dollars per annum has modified time-honored schedules of professorial wages in almost every college in the country. For each professor who has really gone to one of the new institutions several have used an offer or an intimation of a possible offer as a lever for securing increased pay, or increased facilities for work, or an increase in the number of departmental assistants.

One of the leading universities for post-graduate work which has over three hundred students of this class, and which conferred the degree of Doctor of Philosophy on more than thirty young men last June, can in no wise meet the demands made upon it to provide candidates for important and responsible positions. We happen to know of one young man who has done nothing more than give promise of hereafter doing good work in the department of economics and political science who had offers from four of the leading universities of the country within three months.

The flurry will doubtless pass by, but the causes that have brought it about will continue to modify not only the rewards but the very character of professorial work. These causes do not consist merely in the increased endowment of higher education by private benevolence and public aid. Institutions of learning compete with one another both for students and instructors in a way which they did not even a few years ago. Formerly a man in a college position was almost as much a fixture as a tree on the college campus. It was not easy to compare his work with that of another man in similar lines, and so he plodded along with such enthusiasm as nature had given him, unruffled by hopes of promotion or fears of removal. Under this system splendid men spent their lives obscurely though usefully, known only to the constant procession of students that met them and admired them. On the other hand, inferior men were almost equally secure in their positions.

This traditional calm and stability has been broken in upon by two forces, one the demand on the part of the public that institutions of higher learning shall teach a large number of new things in new ways, and the other the development of inter-collegiate competition already referred to. The universities were not given the option of either standing still or advancing, they were forced either to advance or get out of the way. When the old institutions hesitated, the competition of new ones compelled them to proceed. Work in libraries and laboratories replaced stereotyped lecturing and conning of text books. The new methods were demanded and introduced in almost every department from classical philology to pure mathematics, and from biblical exegesis to biology and political economy. Professors are now expected not only to teach well, but to prove that they are up with the times by keeping slightly ahead of them—that is by making original investigations in the line of their specialties. The mania for scientific publication which broke out in Germany, a long time ago, is now prevalent in American universities, and each institution feels bound to issue one or more series of "studies" or "monographs." The professor is expected to be able to contribute his share to this form of university advertising, and if he is good in this special line he will certainly be in request. Finally, the university extension movement has brought about a demand for professors who have the faculty of popularizing knowledge, and commending the university they represent to the great body of intelligent citizens.

Under these conditions of rapid development and increasing competition it is evident that the thoroughly capable, inventive, vigorous and progressive man has a certain claim for distinction and promotion

formerly unknown to his calling. The difference between having such a man and one who is only partially equipped or partially capable is so apparent that he will be able always to secure good terms. The forces that constrain the universities to bid high for such men are the same in kind that compel insurance companies to bid high for good actuaries, or railroad companies for good managers, or strong churches for good ministers.

This thrusting of the professor into the market place will change him radically, and many who are fond of the older ways may perhaps think that it will spoil him. But while it may at times lead to the promotion of those who have more talent for advertising than for scholarship, we yet believe that in the end it will vitalize and improve the work of higher education and open ever-widening fields of usefulness to the most capable and progressive among the professors, and make the profession itself attractive to an increasing number of able and energetic men.

AN owner of considerable apartment-house property in the upper part of the city asks us for information as to what effect the passage of a free coinage bill would probably have upon his income. The problem is not such a difficult one that our correspondent cannot work it out for himself. Let us suppose for a moment that he rents one of his apartments to a tenant for fifty dollars a month, the fifty dollars meaning, of course, any fifty dollars of legal tender money. At the present time, the fifty dollars are equivalent to fifty gold dollars, which, in turn, are equivalent to a certain more or less definite amount of commodities or of the labor and skill that produced them. Now, a free-coinage measure is passed. What then? For the sake of an obvious example, we will suppose that it decrees that our present half-dollars shall be stamped as, and be legal tender for one dollar. At the end of the following month the tenant comes to pay our correspondent the rent due. What is the position of our landlord? In the first place he would be obliged to take the fifty-cent one-dollar pieces in full discharge of his tenant's indebtedness; in other words he would have to be satisfied for the time being with fifty per cent less of intrinsic value than he contracted for. Naturally, he would not let matters rest in that state. He would terminate his agreement with his tenant at as early a date as his lease permitted, and then advance the rent to one hundred dollars of silver; or, what is perhaps more probable, he would stipulate that henceforth the rent should be payable in gold only. Our correspondent's action would, of course, be the action of the entire commercial world—the merchant, the storekeeper, the laborer, everyone, would advance, not indeed the value, but the pecuniary expression of the value of his goods or labor, as the case might be. This readjustment would naturally be a matter of some time, and would no doubt occasion friction in the commercial machinery of the country, while of course all creditors with long outstanding contracts would suffer great losses because they would be obliged to receive the fifty-cent dollars as equivalent to gold dollars. Our correspondent may reply to this that no free coinage bill yet heard of proposes to stamp fifty-cent pieces as dollars, which is true enough; but the free coinage bills that have been discussed at Washington have proposed to stamp seventy-five or eighty cents' worth of silver measured in gold as one dollar, and the consequences that would follow from that action would be similar in kind, though differing in degree from those we have pictured in connection with our fifty-cent dollars.

THERE are, however, possibilities in connection with this matter which perhaps we should not lose sight of. Suppose the present value of silver could be increased? That, of course, is possible, but impartial judges do not seem to think it very probable under existing conditions. The supply of silver to-day is largely in excess of demand, and at higher prices than those at present ruling could be greatly increased. There is no way visible to augment the present demand except by increasing the coinage of the metal. It may be urged that an international adoption of a bi-metallism system could change conditions. Indeed, it is pretty generally conceded that if all the great commercial nations of the world supported silver the status of the white metal might be improved, and a step looking to this result has already been made by President Harrison. The moment, however, is not regarded as very favorable for any practical outcome from the conference which has been proposed, beyond that of discovering where international opinion stands. Some people are inclined to ask: Why all this fuss about silver? Why not try to advance the value of copper or of wheat or of cotton, particularly the latter two, in which this country is more interested than in silver? Indeed, there are a great many questions that one can put concerning this matter on both sides of the problem, which may be answered with assurance by some people, but not with certainty.

THE rioting at Homestead is another manifestation of the readiness with which individuals inflicted with "feelings" aroused against some person or persons undertake to override the law. Indeed in the face of the lynchings, shootings and riots going on everywhere these times the supremacy of law and

authority is very little better than a fiction. We sincerely hope the rioting at Pittsburgh will not be treated "sympathetically" or judgment upon it confused by any of the concurrent but in no way co-related questions as to the justness of the attitude of either the Carnegie people or the workingmen in the controversy concerning the scale of wages and the lock-out in which that controversy ended. Those are matters that stand quite apart, and should remain apart, from the question whether Carnegie, Phipps & Co. have a right to a full and free possession of their own works. The bloodshed and the utterly uncivilized scenes which the world has witnessed this week arose directly from the forceful denial of this right by the discharged workingmen. All hue and cry about "Pinkerton" is beside the matter. The so-called "deputies" were not attacked by the workingmen solely because they were "Pinkerton's hirelings," but chiefly because they were men employed by the iron company to obtain possession of and keep guard over the company's property. The authority of the Sheriff's officers was not respected a whit more than Pinkerton's. They, too, were driven away, peacefully it is true, but the fact remains that they were not permitted by the strikers to perform their duty as they should have been by law-abiding citizens. Until the principle is firmly established that an employer has not the right to employ whom he will or discharge whom he will or do with his property whatsoever he pleases, there can be no question that it is the immediate duty of the authorities in Pennsylvania to rigorously insure the Carnegie Company complete and peaceful possession of their works.

AS to Pinkerton. The Pinkertonized maintenance of the individual's rights in this country is one of our national disgraces. What are we crying against when we denounce this private police force? Against an individual? Against an organization? Nothing of the kind. Our denunciation really travels somewhat further, into our courts of law and our inefficient and corrupt police departments. It is safe to say that in a serious matter there is not a large business firm in the country that would not prefer the protection of Pinkerton's men in case of danger from violence or their assistance in case of fraud or theft to similar service from the public authorities. In employing Pinkerton's men Carnegie, Phipps & Co. recognized what any one in their position would have recognized, viz.: that it was useless to look for protection for their property from the ordinary officers of the Law. If there was a rigid and efficient administration of the Law everywhere as there should be, no politics and corruption of one kind and another vitiating it in every department from the highest to the lowest, Pinkerton and his force would soon be driven to another occupation. Pinkerton is a national disgrace. Why not be frank with ourselves?

A New Candidate for Auctioneer's Honors.

PRESIDENT GEO. R. READ TO ENTER THE AUCTION BUSINESS—A NEW MOVE AGAINST THE SECEDERS.

If the signs do not fail, the seceding auctioneers from the Real Estate Exchange will hardly be able to carry as much of the auction business with them to the old basement salesroom, at No. 111 Broadway, as they supposed they would. By capturing the legal sales and holding their stands in the Exchange, they believed they had crippled the Exchange beyond recovery. But there are evidently some pretty good strategists left in the Exchange management. Their first step in defense and counter attack was taken three weeks ago, when the rules were so amended as to provide that any member of the Exchange who shall offer any property for sale (other than under order of court), after August 1st, at any other salesroom than the Exchange salesroom, shall forfeit his membership in the Exchange and his stand in the salesroom.

Their second step was taken during the present week. President Geo. R. Read, of the Exchange, applied for and was given an auctioneer's license and he proposes to engage actively in the auction business. Any one who knows Mr. Read knows what it means when he makes a statement to this effect. The application, bond and recommendations were filed with the Mayor's Marshal when Mayor Grant was in Chicago in attendance on the Democratic National Convention and upon his return he found the license ready for his signature. There was some delay over the granting of the license owing to a question as to residence, which the Mayor took under advisement, but which he finally settled in Mr. Read's favor, thereupon also signing the license. Mr. Read believes, in common with his associates in the management of the Exchange, that the great majority of the public who have real estate to sell at auction will prefer to have it offered at the Exchange salesroom and under the system operating there, and that consequently there is room for a few more active auctioneers who will retain their connection with the Exchange. Mr. Read is an applicant for the first stand in the salesroom to be made available under the operation of the new rule. Which stand that will be will not be determined until after the 1st of August, when some one of the seceders violates the rule by conducting a sale in the basement salesroom, and thereby exposes himself to the penalty. There is a general impression that Mr. Peter F. Meyer, as the recognized head of the seceding auctioneers, will try and arrange to be the first victim. Mr. Meyer has scouted the idea that the Exchange management can carry through any such programme, and is said to have expressed the intention to meet any such move by an appeal to the courts.

Mr. Meyer has, at all events crossed the Rubicon and burned his bridges behind him. He has severed his long-time connection with the old firm of

Adrian H. Muller & Son and established himself independently. With one of the old employes of the firm and Edgar H. Williams, formerly a clerk in the office of the Real Estate Loan and Trust Co., as assistant, he will transact a general real estate and auction business. Mr. Meyer is the manager of the Real Estate Auctioneers' Association, which conducts the salesroom at 111 Broadway. It is understood that Adrian H. Muller & Son have engaged another erier to take the place made vacant by Mr. Meyer's withdrawal. Mr. Read's step in entering the competition for auction business, will, it is said, be followed by other prominent members of the Exchange at an early day.

The rules and regulations of the New York Real Estate Salesroom, at 111 Broadway, have just been published. The schedule of fees shows the same charges on legal sales and sales of stock as at the Exchange salesrooms. The differences are upon ordinary sales. On ordinary sales the Exchange rule is:

"Knock-down on real estate on each lot sold whether singly or in an option of two or more, up to and including \$2,000.....	\$3 00
Over \$2,000, one-tenth of one per cent.	

"In all cases where property is offered at an upset price and not sold, or where the property is bid in by the owner, or on his behalf, and the fact is so stated before the auctioneer leaves the rostrum, the following scale of fees shall be charged:

On amount less than \$5,000.....	\$3 00
Between the sums of \$5,000 and \$20,000.....	5 00
Between the sums of \$20,000 and \$100,000.....	10 00
Between the sums of \$100,000 and \$200,000.....	25 00
Above \$200,000.....	50 00

Auctioneers not renting stands to pay ten per cent in addition to these fees."

The Auctioneers' Association makes no distinction in the fees between actual sales and wash or bid-in sales. The rule says:

"Knock-downs on real estate where the amount is less than \$10,000.....	\$3 00
Above \$10,000.....	5 00

Auctioneers not renting stands to pay double rate, viz.: \$6 and \$10."

Tax Valuations for 1892.

QUITE A RESPECTABLE INCREASE IN VALUES OF REALTY FOR THE YEAR.

The tax rolls for the current year, as submitted by the Tax Commissioners to the Board of Aldermen on Tuesday, show an increase in the assessed valuation of city real estate of \$40,656,783 over 1891. Every ward shows an increase, but as has been the case for several years, the greatest increase is in the big 12th Ward, where it amounts to over \$11,000,000. Next in order of increase in value are the 23d Ward, with over \$7,000,000, and the 19th, with nearly \$1,000,000. These are the up-town wards on the island part of the city, of largest territorial extent, and in which building operations have been carried on with greater activity and to a greater extent than elsewhere.

The Tax Commissioners say that the aggregate increase in the assessment is only what has been caused by building operations during the year. What seems remarkable about the showing is the comparatively small and unpretentious appearance of the 23d and 24th Wards, which embrace in territorial extent nearly as large an area as the other twenty-two wards. Considering the vast expenditures for public improvements in recent years, in the North Side section, it would seem as if the valuations of property in that section for tax purposes, were rather below the average rate.

The following is the official statement of the relative assessed valuation of the real and personal estate in the city and county of New York for 1891 and 1892:

Wards.	Assess'd Valuation,		Increase.	Personal Estate.	Decrease Personal Estate.
	1891.	1892.			
First.....	\$8,640,102	\$9,061,612	\$421,510		
Second.....	26,308,147	27,043,647	735,500		
Third.....	41,247,910	42,011,010	763,100		
Fourth.....	14,882,163	15,015,803	133,640		
Fifth.....	48,599,920	49,375,458	775,538		
Sixth.....	26,062,900	26,414,100	351,200		
Seventh.....	22,005,507	22,017,700	12,193		
Eighth.....	41,133,988	41,713,988	580,000		
Ninth.....	34,510,640	35,318,500	807,860		
Tenth.....	21,618,232	22,315,700	697,468		
Eleventh.....	21,074,237	21,578,370	504,133		
Twelfth.....	237,579,850	238,741,485	11,661,635		
Thirteenth.....	13,888,229	14,347,050	458,821		
Fourteenth.....	26,366,892	26,619,392	252,500		
Fifteenth.....	62,984,070	64,280,320	1,296,250		
Sixteenth.....	41,226,285	41,595,400	369,115		
Seventeenth.....	41,653,158	42,603,200	1,030,042		
Eighteenth.....	83,699,650	85,634,760	1,935,110		
Nineteenth.....	220,533,321	228,494,620	7,961,299		
Twentieth.....	51,350,557	52,086,550	735,993		
Twenty-first.....	98,012,350	99,599,550	1,587,200		
Twenty-second.....	140,591,359	147,518,591	6,927,232		
Twenty-third.....	33,621,906	34,523,331	901,425		
Twenty-fourth.....	17,648,855	19,365,785	1,716,930		
Total Real Estate	\$1,464,947,820	\$1,504,904,593	\$40,656,783		
	Personal Estate.	Personal Estate.	Increase Personal Estate.	Decrease Personal Estate.	
Resident.....	\$233,184,137	\$235,742,545	\$2,558,408	\$7,441,592	
Non-resident.....	14,854,931	19,437,167	\$4,582,236		
Shareholders of Banks.....	73,570,459	78,180,020	4,609,570		
Total Personal Estate	\$321,609,527	\$333,360,732	\$11,751,205	\$7,441,592	
Total Real and Personal Estate	\$1,786,557,347	\$1,838,265,325	\$51,408,088	\$14,883,184	
Total Assessed Valuation for 1892	\$1,838,265,325	Total Assessed Valuation for 1891	\$1,786,557,347	Total Increase in Assessed Valuation for 1892	\$51,707,978
				Total Decrease in Assessed Valuation for 1892	7,441,592
Increase in 1892	42,406,937	Net Increase, 1892			\$44,265,386

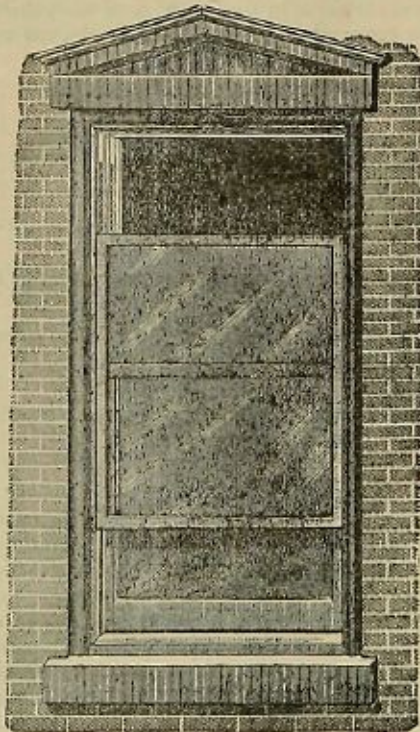
Upon this valuation of \$1,504,904,608, it is said that the tax rate for 1893 will be not more than \$1.85 per \$100 of valuation, a rate that is farther below the average than that of last year, when it was \$1.90 per \$100. The rolls will be open for public inspection in the office of Michael F. Blake, Clerk of the Common Council, until July 20th.

Visiting an Architectural Iron Works.

ANDREW J. CAMPBELL'S FIRE-PROOF WINDOW FRAME.

[COMMUNICATED.]

In certain lines of manufacture there are establishments as well known to architects and builders as are the names of the principal streets and avenues in this city. The West Side Architectural Iron Works, of which Messrs. Campbell & Van Tassel are the proprietors, is a case in point. From the making of the heaviest casting to the most delicate piece of wrought iron work the appliances are complete in all the branches of manufacturing iron work for buildings. Scarcely a generation ago the foundry business was distinct by itself, and smelting and working wrought iron



Iron-clad Window frame and Sashes.

Manufactured by the West Side Architectural Iron Works, No. 533 West 55d st.

was another distinct business, but modern ideas united into one establishment several parts that really go to make up a whole, greatly to the convenience and advantage of those who have to direct building operations.

The character of the architectural iron business has changed of late years, greatly extending the use of wrought iron and steel and leaving cast-iron at a stationary point. With each year the aggregate amount of iron used for building purposes in this city has increased in proportion to the growth in population and wealth. An entirely new kind of construction for high buildings has come into use within the past few years, what is termed skeleton construction, a combination of cast-iron columns preferably with wrought iron and steel girders and floor beams, concealed in the stone and brick work, which are the visible materials of such structures, but which, in reality, are themselves supported by the iron work. Messrs. Campbell & Van Tassel have given special attention to this kind of work, and, having early recognized the probable great use of skeleton work, prepared their plant to meet the demand which came more rapidly than was expected. The manufacture of architectural iron work is and must remain, for obvious reasons, a local industry; but the enlargements of the various iron works have been greater in increased facilities for turning out wrought iron and steel work than for cast iron work. The rolling mills many miles distant from New York make the beams, plates and girders, just as the distant furnaces make the pig iron, all of which products may be considered raw materials, for they are brought here and worked into the forms required for actual use in buildings. A visit to the busy West Side Architectural Iron Works reveals at a glance the great space required for a foundry, with its pattern shop, in manufacturing iron columns for the fronts of buildings and vertical supports, interior uses, many such castings weighing several tons each, and also the great amount of room required for the moulding and casting of light and ornamental pieces used in building stairs, balconies, railings, etc. To follow the course of manufacture from the receipt of the raw materials—pig iron, sand and other supplies—until finished products are sent out to the buildings, making the drawings, patterns and the moulds, melting the iron, planing, turning and putting the several parts together, is altogether full of interest. Leaving the foundry and passing through a section of the shops where ponderous lathes in the revolutions of their heads are cutting off both ends of columns at the same time to make them parallel and true, with almost the ease of a knife cutting cheese, obedient to the power of steam, one comes to the noisier workers in wrought iron, and yet much of the heavier work is performed with little or no noise. A plate is to be punctured with holes; it is brought to a powerful steam punch and with a crunching sound the punch passes through, leaving hole after hole. A beam is to be shortened or cut to an angle; it is brought to a saw, and in a manner quite similar to the cutting of wood by a circular saw, slowly but surely the iron

is cut, again in obedience to man's directing power over the forces of steam. A great girder is to be riveted; the parts are placed in proper position, and the steam rivetting machine, with far less noise than yonder smith makes in hand forging a small piece, the hot rivets are pressed in and headed which binds the pieces together. At every turn through the shops there is something interesting to see. Making iron shutters and doors, forging frames and covering them with sheet iron, attracts the attention of the visitor, for the hammering compels him to look. A moment's stop at a drilling machine to be told that if a hole is to be drilled through cast-iron the drill must be kept from heating by the use of water, while in drilling wrought iron oil must be used, is only to catch one of a thousand details.

Out of the heat and smoke and noise the visitor to the West Side Architectural Iron Works passes into a department where comparative quiet and cleanliness reigns, where one of the specialties of the establishment is manufactured, an ingenious invention of Mr. Campbell himself, that of covering wooden window frame and sash with "Kalamein" sheet iron—a technical name for a special sheet-iron that can be bent into any shape without cracking. By machinery the iron is drawn over the wood, until it fits it as evenly and snug as paper on a wall. When a window frame and sash are thus iron clad they are not only fire-proof, but they are practical in their workings. It is well known that window frames and sash made entirely of iron are heavy, never work satisfactorily and very costly, and are seldom called for. A building otherwise fire-proof, but having ordinary wooden window frames and sashes, presents a vulnerable point of attack by heat flames, or cinders from a burning building near by, particularly if the street be narrow. If the window frames and sashes take fire, it is communicated to the contents inside, and if fire originates with the contents the windows add fuel to the flames, and the burning of the contents injures the building, even though it be of fire-proof construction. A fire-proof building cannot be truthfully so called unless its windows are protected from fire. One of the first to order Kalamein iron-clad windows was Mr. O. B. Potter for his Park Row building, as he had witnessed the effects of fire when the "Temple Court" windows were destroyed by fire from his own, the old *World*, building when it burned. The new headquarters building of the Fire Department, erected not long since on East 87th street, is another instance where the iron-clad windows evince the judgment of those most competent to know what is meritorious from a fire standpoint of view. When the plans for the Criminal Court House, now being erected on Centre street, was under consideration by the Sinking Fund Commissioners, the Mayor requested Superintendent Brady, of the Department of Buildings, to pass upon every detail thereof in the best interests of the city, not as Superintendent of Buildings, but as the personal representative of the Mayor and the other members of the Board. Mr. Brady found that it was proposed to use cast-iron window frames and sashes in that building. He required the specifications to be changed and iron-clad windows to be used instead. While these very frames were being made, a portion of Messrs. Campbell and Van Tassel's works burned down, including the part used for making iron-clad work. It was then that representatives of fire underwriters or insurance saw how thoroughly iron-clad woodwork resisted fire, and bore testimony to the fact that Kalamein iron-clad frames, sashes, doors, trimmings, casings and mouldings should be used in all new buildings of a public or commercial character. Especially is this new feature for fire-proofing woodwork adapted to shafts and wells in large dwellings, whether of fire-proof construction or not. The loss of life and destruction of property which has occurred in this and other cities, through shaft fires conveyed from story to story by the wooden windows in them, has been so great that it is criminal to go on building them without protection against fire. But it seems to be human nature to take risks, even where extreme danger to life and property is involved. The time will come, however, after more bitter and dreadful experiences, and the public sense becomes educated up to the necessities of all manner of fire-proofing our buildings, when buildings will no longer be considered safe for the preservation of life and property, unless protected in every possible way against the ravages of fire. Long strides have already been made during the last decade, and are being made daily in this direction, and soon owners of property will encourage their architects to build the safest possible structures, even though at a much greater cost, because of the demand for such by occupants. A few years ago, the owner who ordered only partially fire proof buildings was looked upon as extremely enterprising and holding advanced ideas, and rapidly the education in that direction has advanced, until, in this present time, scarcely any very large building is erected other than fire-proof throughout, excepting the windows, doors and casings.

The many first-class buildings for which Messrs. Campbell & Van Tassel have furnished the iron-work is a sufficient guaranty that whatever this firm contract to do they will perform, and in the most thoroughly scientific and artistic manner. Their close study of the details of their business and their determination to excel has placed their West Side Architectural Iron Works in the front rank of establishments manufacturing iron-work for buildings in all its branches. F.

Settled in Open Court.

The suit of James McBride against George H. Toop and John Edwards in the Court of Common Pleas, for the dissolution of a trust, was settled satisfactorily to both sides yesterday morning. McBride owned some property at the southeast corner of 125th street and 4th avenue. In consideration of a loan, McBride assigned this property in trust to Toop, who afterwards assigned it to Edwards, at the request of McBride. McBride alleged that the trust deeds had been obtained by fraud. Before Judge Giegerich, yesterday, the charges of fraud were withdrawn, the defendants consenting to a judgment cancelling the trust, on McBride promising to pay Edwards the sum of \$1,200. Edwards was also allowed his fees and disbursements as trustee, and all parties to the action were ordered to bear their own costs.—*N. Y. World*, June 24.

Present Condition of the Building Trades' Strikes.

INDICATIONS IN SOME DIRECTIONS THAT THE MEN ARE WEARYING OF THE CONTEST.

The labor troubles in the building trades are no nearer settlement to-day than they were a week ago except by the exhaustion of the strikers. As to three of them there were negotiations and attempts to arbitrate, but these efforts resulted in no agreement, and, nominally at least, the strikes are still in progress.

The most important of these strikes, the housesmiths (erroneously so called), has extended, by the action of the Board of Delegates of the Building Trades, to a general sympathetic strike in support of the housesmiths. This action was manifestly an acceptance of the gauge of battle offered by the Iron League when it called upon the United Building Trades to take a hand against the strikers. Unless a settlement is reached very soon it looks as if the strike would develop into a decisive struggle between organized labor in all the various lines of the building trades and the employers.

The efforts of the Iron League during the week have been confined to the transportation of building material for other contractors. The members of the League declare that there is no trouble in their shops; that they have all the workmen they can employ and are able to deliver and handle their material anywhere. They are hindered in their work only by the inability of mason and carpenter contractors to do their part of the constructive work, and the latter are prevented, they say, only by their inability to obtain the necessary materials. So the Iron League, as said by one of its executive committee, on Wednesday called upon the masons and carpenters to proceed with their work; these in turn called upon the material men to deliver their material, and on Thursday the material men met to consider what they should do about the matter. It was their immediate employes, the public cartmen, drivers and handlers, who refused to deliver building materials to the jobs which were struck. Should the material men be unable still to handle their men and fulfill their contracts, the Iron League proposed to organize a new company to perform this function. The new company would purchase wagons and horses and hire non-union handlers and drivers and would be prepared to deliver material in all parts of the city, of all kinds, to all contractors.

The efforts of the Board of Delegates to force the fighting resulted in the revelation of a few weak spots in its own organization. A few of its men on some of the struck jobs refused to quit work, but this was said to have been only where the delegate representing the refusing workmen had not been around yet to order the strike. Some workmen refused to strike until ordered to do so by their own delegate. As has been previously reported in these columns, the housesmiths' strike was ordered for the purpose of compelling the members of the Iron League to employ none but union men. The members of the League say they prefer that their men should have an organization, but refuse to have it subordinate to the Knights of Labor or the Board of Delegates, and insist that it shall pledge itself against sympathetic strikes.

The cabinet makers' strike has been defeated, the men agreeing unconditionally to return to their work. This result was reached late yesterday afternoon.

The granite pavers of this city and vicinity have tired of their sympathetic strike in support of the quarrymen and granite cutters, and have been trying to get back to work and save their organization.

A conference looking to a final settlement was held in the office of Commissioner of Public Works Gilroy on Thursday. Contractors Crimmins, Kelly, Pollock, Smith and Gerrity, and, on the part of the pavers, Master Workman John H. O'Connell of District Assembly 49, James Murphy and John Collins were the participants. The strikers' representatives admitted that injury had been done to the contractors, against whom they had no grievance.

The real object of the conference, the taking back into their employ of the striking pavers by the contractors was then broached. The contractors said they were willing to do this so far as they could, but were not disposed to discharge the non-union men now in their employ, who had stood by them during the strike. The union men objected to going back to work with non-union men, because it would be a violation of the rules of the union, and suggested that the non-union men be admitted to the union without payment of initiation fee, or by the payment of a merely nominal fee.

This occasioned a hitch in the negotiations, which Mr. Gilroy stepped in to arrange. At his suggestion the point was referred to a sub-committee, consisting of Contractors Kelly and Pollock, Master Workman O'Connell of 49, and John Collins, the latter two representing the workmen.

It was believed that an agreement would be reached by to-day. In the meantime the strike in the quarries still nominally continues, although many of the quarries have large numbers of hands at work.

Another strike, of which the storm centre is in Newark, is the stone-cutter's strike, which began May 1 against the use of machine-cut stone, and which still continues, to the annoyance and injury of many innocent persons who contracted for and began using this stone before the strike began. As to the merits of this strike, we have received from the Master Stone-Cutters' Association the following statement: On March 1st the Journeymen Stone-Cutters, of Newark, gave the bosses a two months' notice that on and after May 1st all the planing machines should be under the control of their association, and subject to any rule the said association would be pleased to pass, and that the machines be run by members of their union only, at the same rate of wages as paid for stone cutting; and the men at present running the machines (mostly machinists) be turned adrift. They also demanded that the machines be run only eight hours per day, every day, except Saturday, on which day they were to run four hours, making a total of only forty-four hours per week, or the same time as worked by stone-cutters in Newark.

"The bosses refused to accede to any such preposterous demands and proposed arbitration, and a committee of seven from each side was appointed, but after meeting several times the men sent in their ultimatum

that they had made their demands and wanted no more talk about it. On the 1st of May the men struck, and after having been out several days they proposed to allow the men then on the machines to remain, but should any change be made, stone-cutters should be put on. Then, finding that the mill and planer men had become organized and would not allow the stone-cutters to meddle with their work, they sent notices to the bosses that they demanded a raise in their wages of two cents per hour and would handle no stone worked on planer machines outside of forty-four hours per week, and that they were on strike for the same. They actually struck for a raise in wages before asking for it and are now out for the same, no change in their demands having been made up to the present time. As there was a mutual agreement that either party desiring a change in the wages should give two month's notice, and as the bosses felt that they were paying all the present state of business would warrant they took no notice of this last shift, but proceeded to get new stone-cutters from the Progressive Association of Boston, Philadelphia and Detroit, and have now about 100 members of the above association at work, in fact enough to do all the work contracted for. The stone-cutters in trying to get control of the planing machines no doubt intended, if successful, to control the output of these machines and allow them to do no more than would be done by hand, and thus run them out of the yards, and the idea was to get control of these machines in Newark first, which was the strongest union city in the country, and then make the same demands in New York, Brooklyn, and all the Eastern States. Had the Newark bosses yielded in this matter, the effect on the buildings of New York would be that much less stone would be used, as by the use of planing machines the cost of cut stone has been reduced. Some of the largest and best equipped stoneyards in the country are located at Newark, as the place has great advantage on account of its water front on the Passaic River, its connection with all the railroads of the country, cheapness of land, etc., and the stone for many of the largest and finest buildings in New York and Brooklyn has been cut in these yards."

On Tuesday, the strikers again rejected the terms of a settlement which had been previously offered by the bosses. These terms were: "Eight hours a day, including Saturday, or forty-eight a week; forty-eight cents an hour; no interference with the foremen or apprentices; none of the members of the Progressive Stonecutters now employed to be discharged; all differences to be left to arbitration; pay every two weeks."

Every proposition except the last was rejected.

Personal.

- Dr. A. W. Lozier and family are summering at Patchogue, L. I.
 P. T. Radiker, of Haskell & Radiker, is spending the summer with his family in the Berkshire Hills. Mr. E. Haskell, the other member of the firm, will stay at Lenox, Mass.
 Bernard S. Levy and family are at the Fort Wm. Henry Hotel, Lake George.
 Geo. J. Cohen will shortly join Frank L. Fisher at Saranac Lake, in the Adirondack Mountains.
 Geo. A. Denig and family are at East Hampton, L. I.
 Chas. McDonald is at his country place, Liberty, N. Y.
 Samuel Colcord occupies for the first time this year his fine new dwelling at Pleasant Lake, Monticello, N. Y.
 D. G. Watts is at the United States Hotel, Saratoga.
 Miltfor Bishop is spending a short time at Germantown, N. Y.
 F. Zittel and family are at their summer cottage, Far Rockaway.
 Herbert A. Sherman, of Richard V. Harnett & Co., will take his vacation at Rye, on the Sound, spending most of his time on his cat-boat, the Zelica.
 J. W. Kalley is summering at Shelter Island where he has a cottage.

It has become quite a common occurrence in this city to rent new buildings from the plans or before they are erected. Only last week, Brewer R. F. Ballantine, of Newark, filed plans for a five-story store and flat, which he will erect on the southwest corner of 6th avenue and 57th street, at a cost of \$45,000. Simultaneously there was recorded a lease of the property to Richard Horstmann for about five years, at from \$7,000 to \$8,000 per annum.

Notice to Property-Owners.

Comptroller Theo. W. Myers gives notice that the following assessments have been entered and are payable to the Collector of Assessments and Clerk of Arrears, Room 31, Stewart Building:

- No. 1.—East 175th st, from Carter to 3d av—for acquiring title to. Entered June 28th.
 No. 2.—Harlem River terrace, from Cedar av to Fordham road—for acquiring title to. Entered June 16th.
 No. 3.—Cedar av, from Sedgwick av to Fordham road—for acquiring title to. Entered June 16th.
 No. 4.—Alexander av, from Harlem River to 3d av—for acquiring title to. Entered June 18th.

The foregoing assessments will be exempt from interest if paid on or before the following dates, respectively:

- No. 1, August 29th; No. 2, August 15th; No. 3, August 15th, and No. 4, August 17th. After such dates they will be subject to interest at 7 per cent from the dates upon which they were entered, respectively, as above specified.

Special Notices.

Architects and builders will probably find many valuable suggestions in the illustrated catalogue which the Dale Tile Manufacturing Company, No. 393 Broome street, has just published. It shows a great variety of ways in which the concrete illuminating tiling made and set by this company may be advantageously used in roofs, floors, areas, vaults, basements, stairs and sidewalks.

The Fordham Stone Renovating Co., No. 359 Broadway, are finishing the facade of the Broadway Central Hotel which they have renovated in a very interesting and successful manner. This company has a remarkable cleansing process which has been used with great success on the Drexel-Morgan Building, Western Union Telegraph Building and many other notable buildings throughout the city.

STORES AND OFFICES FITTED UP.

M. V. Kennelly, carpenter, of No. 54 Barclay street, makes a specialty of fitting up stores and offices and jobbing. He numbers among his customers, the Metropolitan Life Insurance Company, the *Evangelist*, Messrs. Stratton of Walker street, and THE RECORD AND GUIDE, to all of whom he can refer. Mr. Kennelly's business was established in 1859, and persons or corporations requiring work in his line will do well to give him a trial.

One Way of Getting the Best Price.

When sales of realty are to be made in partition or under foreclosure or otherwise, the parties in interest and who desire to secure the best possible figures for the land are frequently confronted with the question whether it is best to offer the lots separately or as a whole. An interesting way of determining this question was illustrated in a sale at the Real Estate Salesroom, No. 111 Broadway, on Thursday. The property offered was as follows: Broadway, e s, 108.1 s 58th st, 52.10x111.8x50x131.2, vacant, and 57th st, n s, 400 e 8th av, 50x100.5, vacant, two parcels forming an "L." Some of the heirs were of the opinion that if these two parcels were sold separately a larger price could be realized than if they were disposed of in bulk. In order to satisfy all parties Referee Wilbur Larramore concluded to make it part of the terms of sale that the property should be first offered separately, and that the bids on the property as a whole should be started at the total price realized for the two parcels. To this provision all the heirs agreed, and so Mr. Kennelly, the auctioneer, first offered the two lots on Broadway. He knocked them down to Charles H. Brush for \$56,000. He then offered the 57th street lots, and these sold for \$60,000, making a total of \$116,000 for the whole plot. As soon as this had been done, Mr. Kennelly re-read this clause in the terms of sale:

"Said premises will be sold separately (in two parcels), first the Broadway plot, designated as parcel "A," on the map hereto annexed, and then the 57th street plot, designated as parcel "B," on said map, subject to the right of the referee after both said parcels shall have been struck off separately to offer the same as a whole at an upset price which shall equal the aggregate of the two amounts for which the said premises shall have been struck off, and in case the said premises can then be sold as a whole for more than the aggregate of said two sums for which the same shall have been struck off separately, then the said premises shall be sold to the person bidding the highest sum therefor as a whole."

Bidding on the property as a whole started at \$117,000, or \$1,000 more than the total price obtained for the two parcels when sold separately and ran up to \$150,500, when it was knocked down to S. De Witt Sears, representing the estate of Ralph Marsh. The sale, of course, wiped out the two former sales and the Marsh estate became the owner.

The particular interest of this sale will be readily observed. Oftentimes properties are offered where it is an open question whether they will bring more sold together or in separate parcels. In case either of these methods is adopted some of those interested are bound to be dissatisfied, and it is very safe to recommend as a compromise the methods tried so successfully in this sale.

In and About the City.

As was anticipated, the General Term approved and confirmed the report of the Commissioners of Consents in the rapid transit inquiry. In the opinion, which was filed on Friday, the court disposes of all the objections that were raised, in detail. It finds that the difficulty of the situation is one not of engineering, but of finance. If the necessary money is provided there will be no trouble about overcoming the practical difficulties of the situation. The court also finds that the rights of property-owners are generally secured and protected in the law: that no private property will be invaded or injured by the constructing company without due compensation. By this decision the last legal obstacle to the public sale of the franchise for the road has been removed, and, as indicated in last week's RECORD AND GUIDE, the Commission has taken active steps towards preparing the terms of sale of the franchise for publication. The legal and descriptive part of this undertaking are in the hands of John M. Bowers, who has been an able, energetic and enthusiastic promoter of the work of the Commission from the very beginning, and the engineering part preparing the detailed plans and specifications, in the hands of John Bogart, ex State Engineer and Surveyor. The franchise is in many directions deemed the most valuable the city will ever have to dispose of, and although prospective purchasers are keeping very quiet about their work there are indications that the franchise will not go for a song.

Real Estate Department.

Little news is to be found in real estate circles this week owing to the celebration of Independence Day and the consequent inattention and indifference. Even toward the end of the week when many of the brokers and operators had returned there was scarcely anything accomplished, real estate men having been forced to the conclusion that so far as actual business was concerned the season is over. There are, of course, goodly numbers of bargain hunters about—there always are—but they will only consent to examine properties that are on the face very cheap. Notwithstanding past experience with New York real estate intending purchasers are still possessed with the idea that they can buy very cheaply during the

summer or in the early fall when builders and others have got tired of carrying their properties. This is very largely a delusion. It is true, of course, that bargains may be found at such a time, but the occasion is so rare that it is hardly worth counting upon. At the present time, especially, city property is held in such strong hands that the only result in waiting for the late summer or early fall seasons is to have added to the selling price the interest that it has cost to carry the properties, together with the taxes that have been paid on them. The brokers do not object to this course on the part of the buyers, except as it keeps them in town during the hot period when there is nothing doing and little to be done. They know, as owners know, that the recurrence of the summer season is no more reason for any appreciable reduction in prices than is the recurrence of any other season, and the few sales made at this time are nearly all made at full prices. At auction there have been only a few legal sales, nothing at all having been voluntarily offered.

CONVEYANCES.

	1891.	1892.
	July 2 to 9, inc.	July 1 to 7, inc.
Number.....	417	385
Amount involved.....	\$5,309,901	\$5,031,194
Number nominal.....	93	70
Number 23d and 24th Wards.....	187	57
Amount involved.....	\$429,147	\$328,809
Number nominal.....	24	7

MORTGAGES.

Number.....	466	390
Amount involved.....	\$3,729,752	\$4,047,242
Number at 5 per cent.....	216	196
Amount involved.....	\$1,827,719	\$1,832,115
Number at less than 5 per cent.....	29	38
Amount involved.....	\$675,450	\$776,000
Number to Banks, Trust and Ins. Cos.....	51	57
Amount involved.....	\$1,615,230	\$1,293,500

PROJECTED BUILDINGS.

	1891.	1892.
	July 3 to 10, inc.	July 2 to 8, inc.
Number of buildings.....	91	68
Estimated cost.....	\$1,138,817	\$693,645

Gossip of the Week.

SOUTH OF 59TH STREET.

As we go to press we hear that the Sugar Trust Syndicate has been quietly picking up several pieces of realty on Wall and Water streets, until now a plot on the northeast corner, with a frontage of about 83 feet on Wall and 106 feet on Water has been secured. Wm. H. Flitner, a notary public, of No. 58 Wall street, has been used as a go-between, and in his name title has been taken to No. 90 Wall street, northeast corner of Water, size 20.8x51.1x21.1x51.2, with a five-story store thereon, for which \$100,000 was paid. Nos. 96 Wall and 121 Water were purchased at about \$100,000. The other parcels secured include Nos. 92 and 94 Wall and 123 Water street, the figures for which have not transpired. The intention is to erect a handsome office building on the site.

The Equitable Life Assurance Society has sold the three five-story flats, on plot 50x100, on the northwest corner of 9th avenue and 23d street, for \$72,500.

Torrey & Schrag have sold for Wm. H. White the five-story business and dwelling house No. 165 West 23d street, 22.6x112, to Samuel Louis for \$55,000.

C. R. Gregor & Son have sold the three-story and basement brick dwelling No. 145 East 52d street, size 16.8x50x100, for John Lewis to E. H. Rightmire.

Ascher Weinstein & Co. have sold to the St. Raphael's Italian Benevolent Society, the three-story dwelling, 22x109, No. 113 Waverley place. Broker, John H. Dye.

John H. Dye has sold for Mary Hazel to W. Pyle the five-story tenement, No. 24 Beach street, 27x100, for \$27,500.

NORTH OF 59TH STREET.

The United States Trust Company, as trustees, have sold the 200 Fisher estate lots adjoining the property of James Gordon Bennett, on the north and running from Kingsbridge road to the Hudson River, for \$175,000. It is understood that L. J. Phillips & Co. were the brokers.

It is reported that Col. Wm. Jay has sold to John Jacob Astor his four-story private dwelling, No. 843 5th avenue, on lot 25x100, just north of 65th street. Mr. Astor owns the plot, 1.0x125, on the northeast corner of 5th avenue and 65th street, and it is said that he has acquired Mr. Jay's house for the purpose of tearing it down and erecting on the plot of six lots a fine mansion.

Geo. C. Edgar has sold to Heyman Bros. the five-story flats and stores on the southeast corner of Columbus avenue and 94th street, partly occupied by the Colonial Bank and Safe Deposit vaults, for about \$1,200,000. The size of the plot on which the building stands is 55 feet on 94th street by 72.8 on Columbus avenue. Broker, R. Pehlemann.

Chas. E. Schuyler has sold for Chas. T. Barney to Chas. L. Hadley the lot, 22 feet front, on the north side of 75th street, 542 feet west of Central Park West; for Gerald L. Schuyler to Harry P. Morse the three-story dwelling, No. 387 West End avenue, near 83d street, size 17x55x79, with extension, for \$25,000; for James Butler to the College of Pharmacy three lots on the north side of 68th street, 150 feet east of the Boulevard; for Geo. F. Viator to Gen. W. Weston, No. 304 West 77th street, a four-story dwelling, 18x63x80, for \$33,000; and for Wm. Miller to R. Hicks, the four-story dwelling, No. 214 West 72d street, 25x60x100.

Henry B. Stacey has sold for T. B. Shoaff the three-story English basement residence, No. 354 West 116th street, to Alverta C. Tully for \$13,500.

John T. Duff has sold the three-story and basement house and lot on Hamilton place, east side, between 141st and 142d streets, for Dr. L. A. Rodenstein.

Raubitschek & Co. have sold for William C. Schmid the eight lots on the south side of 62d street, 100 feet east of 11th avenue, to Miss Bertha Davies for \$55,000. This plot has been sold three times in the last two months. The present owner is prepared to make a builder's loan upon the

lots. The same firm have sold for Isaac Bitterman the four-story brick tenement with stores on the southwest corner of 2d avenue and 104th street, size 22x75. Buyer, Simon Haberman.

Goodmann & Stern have sold for John Schreiner, Jr., to Mrs. C. Nast the northwest corner of 85th street and 1st avenue, for \$29,000.

Henry G. Cassidy has sold the vacant plot, 75x100, on the east side of Park avenue, 25 feet north of 80th street.

David Frank has sold five lots on the southeast corner of 8th avenue and 113th street, four on avenue and one on street, to Frank Leimelster with a loan for improvement.

Brooklyn.

Corwith Bros. have sold the three-story frame double tenement, on full lot, No. 90 Eagle street, for S. J. Rhinehart, to Sarah Waters, for \$6,100; and the three-story frame double tenement, on full lot, No. 15 Oakland street, for Wm. H. Fenwick, to George Hassenratz for \$7,200.

CONVEYANCES.

Table with columns for 1891 and 1892, and sub-columns for July 2 to 8, inc. and June 20 to July 6, inc. Rows include Number, Amount involved, and Number nominal.

MORTGAGES.

Table with columns for 1891 and 1892. Rows include Number, Amount involved, Number at 5 per cent. or less, and Amount involved.

PROJECTED BUILDINGS.

Table with columns for 1891 and 1892, and sub-columns for July 3 to 9, inc. and July 1 to 7, inc. Rows include Number of buildings and Estimated cost.

Out of Town.

NORTH PLAINFIELD, N. J.—Geo. F. Edwards has sold for W. S. Campbell, to Edward S. Hooley, the plot 150x450, on Rock View avenue, opposite Mercer street, and for Mrs. Gertrude T. Haviland, to Miss Ida H. E. Musgrave, a lot, 65x208, on Sycamore avenue, near Mercer street.

Out Among the Builders.

No. 5 of the Architectural Record will be published next Saturday. It has frequently been said of this handsome quarterly that every succeeding number was an improvement upon its predecessors.

“Modern American Residences” takes up six pages of frontispiece illustration. J. Kirke Paulding has the leading article, on “Hildesheim and Its Churches,” with twelve full-page and two half-page illustrations in good style.

Of greater local interest is an unsigned article, with numerous illustrations, on “The Cathedral of St. John the Divine.” Messrs. Hubert, Pirsson & Hoddick have an interesting comparison of “New York Flats and French Flats.”

Not the least interesting article, from the professional point of view, is W. P. P. Longfellow's “Basilica of Santa Maria Maggiore,” with interiors and drawings. “Modern Mosaic in England,” by Lewis F. Day and Professor Aitchison's second paper on “Byzantine Architecture” are the other principal features, besides which there are some editorial observations, reviews, and a continuation of “Raymond Lee.”

Charles De H. Brower has decided to build on the south side of 91st street, near Riverside Drive, instead of in 87th street, as reported some time ago. The size of the house will be 39x30, and it is to be handsomely finished from plans by Charles P. H. Gilbert.

Charles P. H. Gilbert has completed plans for four four-story English basement houses, to be built on the north side of 87th street, near Riverside Drive. They are to average about 17 feet in width, and will be 38 feet deep, each with a three-story extension.

Brooklyn.

Mercein Thomas is preparing plans for a one-story brick power station, 55x105 feet, to be erected on the southeast corner of Smith and 9th streets, for the Coney Island and Brooklyn Electric Road. It will cost \$10,000.

J. Graham Glover is the architect for a four-story flat, 48x163 feet, to be erected on the northwest corner of Fulton and Stuyvesant avenues, at a cost of \$20,000. The material will be Philadelphia and molded brick and Lake Superior stone. F. Hafke is the owner.

H. Vollweiler is drawing plans for one four-story brick, stone and terra cotta apartment house, 25x85, to be erected on the northwest corner of Decatur street and Patchen avenue, and adjoining on Decatur street, ten three-story and basement brick, stone and terra cotta dwellings, 17.6x45 x50 and 55 each, for Ferdinand D. Briggs, the total cost being \$75,000.

H. R. Averill will build from plans by Charles P. H. Gilbert a two-story and attic detached house, 30x65, on the south side of 8th street, near 2d avenue. The first story will be in rustic stone work and the upper portion in frame, with exterior finish of tile and a tile roof.

Out of Town.

PELHAMVILLE, N. Y.—The Pelham Heights property has received quite an impetus in the purchase of ninety six lots, 25x90 and 125 each, by Geo. B. Crumie, of New York, who intends to erect a number of attractive cottages on the site.

Frank M. Knight, of the Metropolitan Life Insurance Company, is about to erect on the Heights an ornate villa of wood and shingle, to cost \$6,500, from plans by Architect J. B. Hawes, of New Rochelle. It will be erected on a plot 75x125, on the corner of 3d street and Loring avenue.

WANTS AND OFFERS.

WANTS.

THE advertiser, who can get out and place mahogany on the seacoast at from \$15 to \$35 per thousand feet, desires correspondence with a view to securing the co-operation of a few men of good business and financial standing as officers and directors of a proposed company for getting out mahogany for market.

WANTED—A position as foreman or superintendent, or will take charge of houses in course of construction. “COMPETENT,” RECORD AND GUIDE.

WANTED.—A private residence, West Side, 67th to 96th st. Owners send particulars to J. MONTGOMERY STRONG, JR., 60 Liberty st.

I DESIRE an engagement with a real estate and insurance office as an outside man on commission or salary; experienced. MILLER, REAL ESTATE RECORD.

YOUNG man wants position in real estate office; several years' experience; moderate salary. Address, Box 62, RECORD AND GUIDE Office, July 9-16.

OFFERS.

Dwellings and Flats.

FOR sale or exchange.—Nos. 141-154 West 123d st. H. T. SLOSSON, 156 Broadway.

OFFERS.

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. REESE & 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 25—uf.

INVESTMENT property, near Grand Central Depot; night exchange; equity over \$10,000 at 5 per cent. S. NIXON, 60 Broadway. April 30 uf.

Vacant Lots.

Table listing vacant lots with addresses and prices. Includes 40 CHERRY near Pearl, 32x54 for \$11,000, and 802 and 304 West 13th, 50x25 for \$11,000.

Country Property.

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—A great bargain: 44 acres, near Mt. Vernon, N. Y.; the choicest farming land in the country; capitalists are buying all around; steam and electric roads are coming near it; a never-failing water supply on the place; for a gentleman's farm or for building sites it is unequaled; will be sold cheap now; property is selling near it for \$1.00 and \$1.25 an acre; you can buy this for less within the next few days. WURZBURG & VAN WYCK, 12 Depot pl, Mt. Vernon.

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.

Miscellaneous.

DESIRABLE desk-room (with lawyer) for rent at moderate figure in thoroughly modern building. “NASSAU CHAMBER,” 114 Nassau st. Room 602.

\$30,000 CASH and other down-town property offered in exchange for 100 ft. frontage in 8th or 14th Wards; \$35,000 unencumbered residue and grounds Washington Heights, and cash offered in exchange for improved or unimproved property. H. F. SCHELLHASS, 171 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 July 8.

* 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.

(AT THE NEW YORK REAL ESTATE SALESROOM.)

JOHN N. GOLDING.

8th st, No. 313, s s, 265 w West End av, 20x100 ft. three-story brk dwell'g. Antoinette Carter Hughes. (Amt due \$8,623; prior mortg. \$13,500; sold Oct. 3, 1891, for \$24,250) 21,500

A. H. MULLER & SON.

Lewis st, No. 233, w s, 1st lot (??) s of the s w cor 8th st, 17.16x78.2x17.9x75.6. John Wilschaw..... 4,500

*121st st, Nos. 267 and 269, n s, 117 e 8th av, 34 x100.11, two three story stone front dwell'gs. Cecile Rusche extrx. (Amt due on each \$14,074) 28,350

WM. KENNELLY.

Broadway, e s, 108.1 s 58th st, 52.10x111.3x50x131.2, vacant..... 57th st, n s, 400 e 8th av, 50x100.5, vacant.... R. Marsh..... 150,500

32d st, Nos. 421-425, n s, 275 w 9th av, 60x98.9, three four-story brk tenem'ts with two and three story brk and frame tenem'ts on rear..... John Flanagan..... 28,000

41st st, No. 114, s s, 300 w 6th av, 20x98.9, five-story stone front dwell'g. Mr. Elgia..... 24,000

JAS. L. WELLS.

Pelham formerly Union av, s s, 58.2 e Hoffman st, 25x108. C. A. Anderson..... 5,800

*97th st, No. 173, n s, 154 e Amsterdam av, 14x100.11, three-story stone front dwell'g. Society for Ethical Culture. (Amt due \$11,639)..... 11,800

OTHER AUCTIONEERS.

33d st, No. 334, s s, 260 w 8th av, 20x58.9, three-story brk dwell'g. Annie M. Rohe. (Amt due \$7,422)..... 13,500

Total..... \$283,650 Corresponding week 1891..... \$572,896

BROOKLYN, N. Y.

FOR WEEK ENDING JULY 7.

Table listing property transactions in Brooklyn, N.Y. for the week ending July 7, 1892. Includes entries for Little st, Ocean Parkway, Weirfield st, 17th st, Jefferson av, 4th av, 7th av, and a total of \$87,792.

CONVEYANCES.

NEW YORK CITY.

JULY 1, 2, 4, 5, 6, 7.

Table listing property transactions in New York City from July 1 to July 7, 1892. Includes entries for Allen st, Attorney st, Broadway or Kingsbridge road, Beekman pl, Boulevard, Broome st, Canal st, Central Park West, Cherry st, and others.

Table listing property transactions in New York City from July 1 to July 7, 1892. Includes entries for Delancey st, Division st, East Broadway, Essex st, Greenwich st, Hamilton pl, Henry st, Hudson st, Le Roy st, Monroe st, and others.

Table listing property transactions in New York City from July 1 to July 7, 1892. Includes entries for Norfolk st, Orchard st, Pearl st, Prince st, Rivington st, Stanton st, and others.

Underhill, Henry M. to Alice E. Fiero, lots 34 and 35 grantor's map. 700

GREENBURGH.

Elmsford Real Estate Co. to Geo. Murison and ano., lots 11 and 12 grantor's map. 250

HARRISON.

Gainsborg, Samuel H. to John Skala, lot 19 block 10, Silver Lake Park. 175

MOUNT PLEASANT.

Guilfoyle, Margt. and ano. to Geo. Wilkins et al., lots 10 and 11 s s Union st, map Minnerly lots. 1,200

NEW ROCHELLE.

Mathews, John H. to Francis M. Carpenter, n s new road, from Mt. Kisco to Sing Sing, 2 acres. 400

NEW ROCHELLE.

Carlos, John W. to Mary E. Evans, n w s Lafayette st, 100 s w Echo av, 50x150. 1,200

OSISING.

Washburn, Chas G. to Edwin T. James, lots 34 and 35 e s Hupter st map property Gilbert and ano. 1,000

PELHAM.

English, Jos. to Mathew Bowen, e s Washington av, adj railroad, 56x-. 1,000

RYE.

Abendroth, Wm. P. to The Portchester Savings Bank, s e cor Willett av and North Main st, 30x75. 10,000

WESTCHESTER.

Gallup, Howard to Julia L. Ellis, lot 38 map property Country Club Land Assoc. 1 1/2 acres. 19,500

WHITE PLAINS.

Arvidson, And. to Margt. Woodin, lots 1 and 2 grantor's map. 450

YONKERS.

Beemer, Jas. G. to Jas. C. Bell, w s Warburton av, 76 s Wells av, 25 10x-. nom

YORKTOWN.

Darron, Rufus to Herman Orlewitz, 8 acres on road from Red Mills to Peekskill. 1,200

MORTGAGES.

NEW YORK CITY.

JULY 1, 2, 4, 5, 6, 7.

Ash, Mark and Israel L. Prager to Morris Goldstein, Essex st. P. M. June 30, due July 1, 1894. \$6,750

Brown, Mary A. wife of and James to Margaret Marshall and ano. exrs. Robert Marshall. 92d st, No. 164, s s, 100 e Amsterdam av. 15.6x100.8. July 1, 3 years, 5%. 3,000

Table of legal notices and transactions, including entries for Leopold Kahn, Francis M. to William N. Crane, and various other individuals and companies.

Table of legal notices and transactions, including entries for Van Meerbeke, Frederick E. to Charles J. Van Meerbeke, and Van Zandt, Luke S. to Peter G. Van Zandt.

KINGS COUNTY.

JUNE 30 TO JULY 6—INCLUSIVE.

Table of legal notices and transactions for Kings County, including entries for Eearns, James S. to Frederick B. Smith, Boyce, Ann E. wife of Joseph to Albert W. S. Proctor, and many others.

Table of legal notices and transactions, including entries for Schmidt, Valentin and ano. exrs. Johanna Schmitt to Emilie Huber, Spooner, Edward H. exr. Elisabeth Bush, and various other individuals and companies.

JUDGMENTS.

NEW YORK CITY.

Table of judgments for New York City, listing dates in July and amounts, such as '1 Ambrosio, Vincenzio—People State N Y' for \$100.00.

Table listing names and associated amounts or addresses, such as Baker D Ira-Carl Herzog, B. Brick, Gabriel A-D S Slawson, Bullock, Thomas O-Anna E Bullock, etc.

Table listing names and associated amounts or addresses, such as Lowenthal, Henry S-FS Passavant, Lewis, William J-United Shirt and Collar Co., Lyons, Jeremiah C-H A Capel, etc.

Table listing names and associated amounts or addresses, such as Steinhart, Louis H-Christopher Swezey, Sparks, Hervey V B, Sparks, Stephani B, etc.

Table listing property transactions in New York City, including addresses, names, and dates. Includes entries for Broadway, Nos. 875, 887 and 939; Canal St., No. 29; Forsyth St., No. 61; Frankfort St., No. 27; Stanton St., No. 87; Varick St., No. 58; Washington St., No. 456; 72d St., No. 415 E.; Madison Av., No. 651; Park Av., No. 1745; Willis Av., No. 213; 1st Av., Nos. 1883-1893; 2d Av., No. 75; 2d Av., No. 152; 3d Av., No. 2194; 3d Av., No. 744; 5th Av., n e cor 98th st.; 8th Av., No. 2669; 9th Av., No. 487.

Table listing property transactions in New York City, including addresses, names, and dates. Includes entries for Boehm, Isaac; Bona, A and M; Boylan, Lizzie; Bowens, W H; Becker, D W; Beyer, Oscar; Bischof, Henry; Bloch, Eliza; Bonesch, Anton; Blum, Ernst; Christ, D R; Cahill, William; Callan & Mulligan; Cavanagh, R A; Cludt, Christian; Coari, Louis; Considine, Martin; Conway, Michael; Comerford, Michael; Cooper, John; Castellano & Zagio; Day, E M; Doran, William; Dorsch, H G; Luquene, F; Degnan, Kate; Doerr, G P; Donnellan, John; Doughney, J J; Dufort & Francez; Eckelmann, H C; Eisler, I G; Egan, William; Fleming, Edward; Fink, Paul; Fay, J J; Grabfelder, Emanuel; Goldman, I G; Gaffney, P T; Gauen, Franz; Gillespie, Daniel; Golden, W J; Gort, Louis; Grabner, Paul; Grob, Ernst; Hartung, G C; Hazard, O L; Hartung, Geo C; Hayward, W A; Heim, B & E; Hempel, John; Hoffmann, J M; Hogan & Dempsey; Hunt, J F; Haselmann, Geo; Jelinek & Rettus; Johnson, Christopher; Kerls, Hermann; King, J C & K; Koppel, Adolph; Knupfer, Max; Kearns, Ellen E; Keller, Valentine; Kubasch, Alwin; Kelly, John; L-b, John; Lehmann & Monsees; Libetta, Carlo; Loehr, Joseph; Lussen & Weiss; McCaren, Michael; McCauley, John; Mchl, Christian; Mahler, John; Mayers, Mark; McCabe, Francis; McGivney, Owen; Metzendorf, John; McHugh & Flynn; Murphy, J J; Nugent, James; Nuzziato, Ferdinand; Nola, Richard; Noonan, J E; O'Brien, Patrick; O'Connor, James; Yueongling B Co; O'Connor, Timothy; O'Reilly, Thomas; O'Rourke, Emma.

Table listing property transactions in New York City, including addresses, names, and dates. Includes entries for O'Rourke, Patrick; Overbaugh, Cyrus; Pflugi, Edward; Pendergast, W C; Plate, Hermann; Plangermann A; Plewe, R E; Quinn, Peter; Ruppert & Newman; Raut, Bernhard; Rimrod, Wm; Rossner, Hyman; Richter, Adolph; Rosenthal, Samuel; Ruff, Charles; Ruggiero, Caesar; Ruhl Henry; Scherer, Jette; Schoeck, John; Schulte, Richard; Schuster, Richard; Seidlich, R G; Smith, J J; Standenmeyer, George; Steffins & Schumacher; Steinhardt, S I; Stewart, Edward; Strauss, Morris; Salatino, D; Same, same; Eisler, same; Sannwald, Peter; Schaefer, Frank; Schutts, C F; Scinto, Frank; Smith, J J; Sherman, Hannah; Spine, Johanna; Thaden, J W; Tilyou, P A; Wakely, James; Willis, A P; Weiss, Wilham; Wosslick, Ad; Young, C G.

HOUSEHOLD FURNITURE.

Table listing household furniture transactions, including names and addresses. Includes entries for Ahrens, J H; Ahern, Rodolph; Amstrano, Mrs B; Barry, Abby; Boch, Robert; Boutmeau, A M; Buckley, O S; Bartley, Sarah J; Bernhard, Sophia; Bingham, L K; Boyd, C W; Brown, F W; Ryra, Mary; Bates, Mrs A; Blodgett, W C; Bonavita, J M; Brittikofer, John; Blynn, Nora; Carobelli F; Chiar, Arthur; Cook, G H; Clarke, A B; Coumeigt, Jean; Christian, I V; O'Flie, Laura L; Denecker, O C Y; Dennis, R R; Donchard, Mrs F; De Aprizzio, John; De Bailor, Annie; Daoust, Alfred; Donohue, William; Dougherty, James; Dwinger, Caroline; Dunne, J and C; Dyer, A M; Edwards, Helen; Farman, Katherine; Fiske, G G; Fullen, J A; Furey, Mrs Jas; Farrell, Daniel; Flagg, Jared; Fose, W T; Francis, Mrs B; Gale, J L; Glenn, William; Gonzales, Javier; Gale, E and S H; Glassberg, Nathan; Schwarz, J.

CHATELLETS.

The first name, alphabetically arranged, is the Mortgagee, or party who gives the Mortgage. The "R" means Renewal Mortgage.

Table listing chattel transactions in New York City, including names and addresses. Includes entries for LOON AND RESTAURANT FIXTURES; John, 410 College av.; George, 1592 3d av.; Peter, 183 3d av.; Berkinde, 415 E 59th; Johnson, Edward; Christian, 228 E 24d.

Table listing names and addresses such as 'Fee, Rudolph, 39 Av D.... J Oehler. Drug Fixtures. 1,000'.

ASSIGNMENT OF CHATTEL MORTGAGES.

Ascher, Philip to H Gluck. (Mort given by M Singer, June 11, 1891.) 1

KINGS COUNTY.

JUNE 30 TO JULY 6—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing names and addresses such as 'Aufenanger, W and C Schwarm, 58 Fulton... Williamsburgh B Co. \$2,000'.

Table listing names and addresses such as 'Loefgen, J N. 240 Johnson av.... Obermeyer & L. 350'.

HOUSEHOLD FURNITURE.

Table listing names and addresses such as 'Alengren, A. 742 Bedford av.... O'Connor & T. 112'.

Table listing names and addresses such as 'Boulter, W A. 169 Linwood.... I Mason. 130'.

MISCELLANEOUS.

Table listing names and addresses such as 'Ash, Rachel B. 8th av and 42d st.... J P Reynolds. Buggy. 150'.

Table listing names and addresses such as 'Martin, C J. 264 Lafayette av.... C Pfeiff. Bakery Fixtures. (R) 209'.

BILLS OF SALE.

Table listing names and addresses such as 'Brooklyn Warehouse and Dry Dock Co.... Aborn & McNeil. Dry Dock Machinery, &c. 775'.

ASSIGNMENTS CHATTEL MORTGAGES.

Table listing names and addresses such as 'Burrell, J to J Hickey. (Mort made by Margaret Annie, James and Frank Feeley, Feb 11, 1892.) nom'.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing names and addresses such as 'Allen, S J—W Parkinson et al. Orange..... \$7,000'.

Table with 2 columns: Name and Address, and Amount. Includes entries like Garrabrant, Charles—L J Bramley, Johnson av. Geister, Francis—E Geister, Orange. Gilmour, L D H—A Devine, n e cor Mulberry and Centre sts 41x98. Same—J Duryea, Rose st. 400

MORTGAGES.

Table with 2 columns: Name and Address, and Amount. Includes entries like Ackerman, Louis et al—Washington B and L Assoc, Prince st. 2,300. Same—F Speckman, Prince st. 600. Aldinger, William—M S Van Sickle, Livingston st. 1,400

Table with 2 columns: Name and Address, and Amount. Includes entries like De Groot, E P—Bloomfield Savings Inst, Bloomfield. 2,000. Dennis, C P et al—Mutual Life Ins Co, New York, East Orange. 22,500. Denkwitz, Marie et al—Savings B and L Assoc, Prince st. 5,400

CHATEL MORTGAGES.

Table with 2 columns: Name and Address, and Amount. Includes entries like Atkins, S E—M Mulford, milk business. 500. Ayres, Frank—W Jotne, wagons, &c. 500. Barth, William—E Rohrschneider, furniture. 500

Table with 2 columns: Name and Address, and Amount. Includes entries like Wachtel, Charles—Prentiss Tool and Supply Co, machinery. 100. Wooby, Cornelia—P H Hanley, piano. 35. Zeitmann, Frederick et al—C Feigenspan, saloon. 150

JUDGMENTS.

Table with 2 columns: Name and Address, and Amount. Includes entries like Allen, S J—W J McGall. 559. Frick, George—J C Canniff. 1,148. Paine, M S—C S Thurn. 915

HUDSON COUNTY.

CONVEYANCES.

Table with 2 columns: Name and Address, and Amount. Includes entries like Albright, Andrew—Standard Flint Paper Co, Kearney. 10,000. Anderson, Susan by exrs—Annie Stiller. 1,000. Same—S Ashmore. 425. Ball, W R—W Evans, Kearney. 1,000

Basewood continues to be in request, but the rains of the last week or two have hindered shipments and have done more or less damage to dry stocks by staining.

It is altogether probable that cottonwood, if it grew in a cold climate, would also show the preference for winter-sawed stock, as that semi-Southern wood is very apt to work badly, oftentimes a surface being left on the boards which is very difficult to handle through the planer. Cottonwood, however, is a great box material, and for many purposes is desirable at the price for which it is sold.

Walnut is quiet, but in fair demand.

The Mississippi Valley Lumberman as follows:

Nothing now delays the logs that are headed down stream on the upper Mississippi and its tributaries. Several of the main branches have turned their entire quota of logs into the main stream, which for miles above Brainerd and below to this city is afloat with logs. The Mississippi and Rum River boom company began a drive from Brainerd on the twenty-first, the rear of which is now about Olmstead bar, some fifteen miles above Little Falls. At the latter place the Pine Tree Lumber Company is sorting the logs through the dam at the rate of about five million feet daily. There is a jam here of one hundred million feet of logs, and some dissatisfaction is expressed among mill men below with the rate at which the logs are being sorted at this point. The logs from above are coming on to the rear of the jam as fast, or faster, than they are being turned over the dam.

The recent reflooding of the Mississippi has again closed the lower river mills and stagnated yard trade for a time. This accident has depressed, though not seriously, the log trade on the St. Croix and Chippewa. The rains causing the floods have more seriously affected the lumber trade throughout Iowa. This State will be the greatest loser from excessive rains of any northwestern State, and being the greatest consumer of Wisconsin and Minnesota lumber, its misfortune must effect in a measure the lumber market.

NAILS.—Trading moves along at about the former average volume and without new features of a particularly noteworthy character. Supplies are ample enough for all requirements and generally found within reach when called for, but there is an effort to prevent pressure of stock upon the market and keep the value line about steady. 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.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of

"ATLANTIC" PURE WHITE LEAD.



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

Whiteness, Fineness and Body.

RED LEAD AND LITHARGE,

PURE LINSEED OIL,

Raw, Refined and Boiled.

Atlantic White Lead & Linseed Oil Co.,

287 PEARL STREET, New York.

A. KLABER,

Importer of and Worker in

MARBLE, ONYX & GRANITE

Steam Works,

238 to 244 EAST 57th STREET.

At 2d Av. Elevated R. R. Station, NEW YORK

BUESS & CO.,

STEAM MARBLE and SLATE WORKS

FACTORY AND WAREHOUSES.

315, 317 and 319 East 94th Street.

WM. H. OLIVER,

(Late Hobbs & Oliver)

PLAIN and DECORATIVE PAINTING
Paper Hangings and Interior Decorations.

62 and 64 UNIVERSITY PLACE, New York.

Telephone 833—21st St. ESTABLISHED 1846.

GEORGE W. LITHGOW,

GENERAL REPAIRS TO BUILDINGS

41 King Street, New York.

per keg for steel; Wire, \$1.55@1.60 at mills, and \$1.75@1.80 from store.

PAINTS, OILS, ETC.—There has not been much doing this week owing in part to continued holiday influences, but some dealers report a slight gain of trade and calculate upon further improvement as the month progresses. A certain amount of consumption is going on all the while, especially in way of house-painters' supplies, and it is also pretty certain that a great many jobbers have run down in assortment and must replenish to be prepared for natural calls. There is also at times quite a little deal worked up on export orders, which helps the movement accordingly. It would, however, be a matter of some surprise should any real animation develop for several weeks and both manufacturers and importers direct more or less effort toward keeping accumulation within small and manageable compass. The irregular tone in prices continues, but as a rule there is an indisposition to change official quotations until compelled to. White Lead, as usual of late, favors buyers most. On second hand lots Corrodors' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 75c. net; in lots of 500 lbs. to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 5c.; 12 tons and over, one purchase, 5c.; kegs. Lead in oil in 2 1/2 lb. tin pails, add 1c.; in 35 and 50 lb. tin pails, and 1c.; 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

MISCELLANEOUS.

H WARD LEONARD & CO.

136 LIBERTY STREET,

NEW YORK CITY.

Bulk Electric Contractors

FOR

Complete plants of every kind, including buildings, steam plants, water powers, electric generating plants, pole lines, underground work, road beds, bridges, motors, inside wiring, etc.

Having no agencies and no connection with any manufacturing concern, we install any apparatus and any system desired.

Nine Years Experience.



ON AND AFTER JUNE 1st

We will issue a new catalogue—revised prices of

MAGNESIA SECTIONAL COVERING.

We will be glad to send you one, if you advise us.

ROBERT A. KEASBEY,

58 WARREN ST., NEW YORK

Branch Office, 119 Franklin St., Buffalo, N. Y.

QUESTION:

WHERE CAN I FIND THE

Latest and Best

SLIDING OR VENETIAN BLINDS?

ANSWER:

AT OFFICE OF

BURLINGTON BLIND CO.,

95 Nassau Street (Bennett Building), New York.

Room 711.

GEO. E. READ, Manager

Send for catalogue and estimates.

free on board cars or boat at corroding point. Linseed Oil meets with about reasonable demand and shows some irregularity in value, though hardly enough to vary the general range. We quote at general range of 41@42c. for Western, 42@43c. for City from domestic seed, and 57@58c. for do. from Calcutta seed. Spirits Turpentine finds about an average jobbing trade, but that is all, and with the more or less dull jobbing tone prices remain in buyers' favor. We quote 29 1/2@30 1/2c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—The movement of supplies has been moderate and based almost wholly upon some immediate natural trade want. To meet the requirements of buyers there were plentiful offerings without excess, and about former rates appeared to be sustained. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

MISCELLANEOUS.

FIDELITY RANGE.

Pat. April 29, 1890.

Elevated Boiler

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