

# RECORD & GUIDE.

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THE movements of the stock market for the last week have borne out the theory that a reaction from the bullishness of the last month was in order. There is a stubbornness on the part of security holders which makes it sometimes appear as if that theory had no foundation, and that a new advance was every moment just about to begin. But a comparison of present prices with those of a week ago shows that considerable realizing has already been effected, and events that have transpired recently and their influence on stock prices show that more will follow. In particular it has been noted that the failure of the Buffalo switchmen's strike did not bring any advance in the prices of railroad securities, but, on the contrary, was followed by declines. This is naturally taken as a sure evidence that the men who manipulated the recent advance seized that as a good opportunity for taking profits, leaving the market to find its support from such new buying as the failure of the strike produced. The support which Reading received to counteract the effect of Chancellor McGill's decision will be only temporary, and the fact that the coal combination has been defeated in the first move of the State authorities against it will not help the Coalers, and especially will not help Reading, which has also to contend against the public disappointment at the results from operating that property under the new arrangement. The decision in the Jersey courts can hardly have taken insiders by surprise; they would, it is to be presumed, have been more surprised if the Court had accepted their contention that the leasing of the Lehigh Valley and Jersey Central was in no respect whatever a combination or part of a combination to put up the price of anthracite coal, especially as while the case was being argued and considered at least three advances in prices had been made as a direct result of the deal, and the decision was announced on the day that the fourth advance was decided upon. It is not possible to say how the higher Courts will regard Chancellor McGill's opinion, but it seems almost impossible to think that an arrangement which controls the largest part of a commodity limited in amount and so controls it as to give it the power to dictate rates to the owners of the smaller part can be anywhere regarded as anything else than a combination. Being a combination it is certainly not purposeless; what its purpose is a very limited acquaintance with human nature enables any one to judge. Whether it is possible to achieve what the coal companies want without some such arrangement as that under discussion, in the event of the final decision being against it, remains to be seen. It has not hitherto been possible to maintain high rates in the anthracite trade without a consolidation of interests, nor has it been necessary for the larger part of the coal carrying companies to do so. In fact, of the great carriers Reading has been the only one that could not pay dividends, although the largest producer of anthracite. If it loses its control of Lehigh Valley and Jersey Central, the other companies are not likely to go out of their way to make Reading a dividend payer, and some are known to be desirous of preventing it. Still, if the Reading, Lehigh Valley and Jersey Central stocks are held in the interest of this combination, as it is generally believed they are held, they can be held still so as to bring about the same results as the roads combined would have brought about. For instance, three individuals may be prevented from carrying on their businesses together in one certain manner, but it would be difficult to prevent those three individuals altogether from conducting their businesses for their mutual interest. This is the case of the Reading leases in a nutshell. Meantime the buyers of Reading have in any case been a little too sanguine of results, and this, together with the known depressing influence of action in the courts, will affect the stock.

A VARIATION in the usual news of dullness and depression in the European markets comes from Berlin. Business is said to be somewhat more animated in that centre, and prices rather

firmer, owing to the announcement that negotiations are on foot in regard to a Russo-German commercial treaty. Official statements are so far wanting; but it is known that the Russian Government have appointed their commissioners. The consummation of a treaty will probably be a task of the greatest difficulty, and the negotiations will be conducted with the greatest discretion and caution. The difficulties of the enterprise are due to the immensity of the possible advantages of such a treaty to both countries. The idea has been broached in various quarters that the Russian Government may have entered on negotiations with Germany with the intention of breaking them off at a convenient moment in order to create a very strong impression on France; but this is declared to be false by well-informed observers. Russia wants a market for her grain produce, and she sees Austrian-Hungarian and even American grain is imported by Germany at lower duties of entry than her own produce. Furthermore, Russian loans are practically excluded from the Berlin market, ever since the Imperial Bank was compelled to stop making advances on them. It would be a great advantage to Russia if she could persuade Germany to change her policy in that respect. What Germany expects chiefly is a reduction in the Russian import duties on iron, coal and textiles. If that can be obtained, a great improvement in trade will be witnessed, for the closing of the Russian market has had a great deal to do with the present stagnation. Next to the financial arguments, Russia's chief object in adopting prohibition was the wish to develop her own industries. In 1882 the protectionist system was adopted, and it was brought to its climax in 1891, when payment of duties in gold was enacted. In prosperous times Russia would probably have adhered to her intentions, but after the famine and all her financial calamities, she may feel compelled to give in. Besides, she does not appear to have succeeded in her plan to make herself independent of the supply of foreign machinery. For, in spite of the high duties, the imports of machines were about as large in 1889 as they were in 1882, nor did the production of forged iron make any considerable progress. Apart from the possible political effects, the negotiations have some considerable interest to this country, because it threatens to take away whatever advantage we may have obtained from the recent reduction in grain duties obtained by the present administration from the German Government.

TAMMANY will probably be able to elect its candidate for Mayor next fall without more than the shadow of an opposition. For the first time in many years it looks as if the local Democratic party would not be divided. So far as can be seen now only one Democratic candidate will be placed in nomination, and under such circumstances a nomination would be tantamount to election. The Republicans may howl against the wickedness of Tammany as much as they please, but their candidate in a Presidential year, even if nominated for the purpose of drawing independent votes, will be overwhelmed by a majority very nearly as large as the one which Cleveland will have over Harrison in this city. The strict division of party lines can result only in an equally strict division of the party vote. It will be simply impossible to bring municipal issues into the canvass. The prominent supporters of Mr. Cleveland, who are known to be hostile to Tammany, will be obliged for the sake of the national ticket to subdue their wrath and walk amicably with politicians whom they have been denouncing as public enemies. Professed Mugwumps can, of course, support the Republican candidate for Mayor without doing any harm to Mr. Cleveland, or probably to Tammany either; but no man who calls himself Democrat will be able publicly to bolt the Democratic local nominee, consequently the time will not be favorable to warfare against Tammany. The friends of the municipal reform movement will probably appreciate fully the weakness of their cause under the circumstances, and the desirability of waiting two years for a better opportunity to renew their campaign. During those two years Tammany will be in complete possession, not only of the New York City government, but probably of the State government also, for under the new apportionment the Democrats can certainly carry the Assembly. They will be able to pass what legislation they choose; and they will be able to administer those laws very much as they please. If their course last winter is any test, they will not fail to use these opportunities to their own immediate advantage and to their ultimate disadvantage. They will probably give us some sort of a law enlarging the sphere of local government; they will probably be very lavish in public improvements, and we shall doubtless hear talk of a great many jobs. At all events it is the record which they make during these two years which will forge the weapons of warfare for 1894. Until that time New York City is Tammany's political and financial preserve. The Wigwam's enemies can but stand aside and wait.

IT must be that in "politics" the reasoning faculty plays no part. The newspapers are hammering away just now at estimates of the "cost of living," some trying to show that the neces-

sities of life cost more to-day than they did before the McKinley Bill; others the reverse. The supposition is that this throws light one way or another on the working of the tariff. It ought to be plain that the figures can prove nothing that they are supposed to prove—they do not show whether the tariff has made articles dearer or cheaper. Before they can be made to prove anything of the sort another factor must be introduced into the calculation. Needless to say, it is a demonstration of what prices *would be* had there been no tariff. Supposing it be shown that prices have declined, let us say 20 per cent since the McKinley Bill, the question an intelligent person striving to learn what effect the tariff has had would put is: Would prices have declined more or would they have declined less than that but for protection? If it could be shown that prices would have declined, say 25 per cent instead of 20 per cent but for the tariff, then manifestly the tariff has increased prices despite the decline. On the other hand, if prices would have declined only 15 per cent instead of 20 per cent, then the tariff has lowered prices. As an argument, all the tables of figures that have been issued so far are worthless, and depend for their value as campaign thunder upon how nearly like a baby's mind the voter's is.

A CORRESPONDENT sends the following to us, having cut it from the columns of the *Evening Post*: "The *London Journalist* says: 'Mr. E. Tracy Greaves, the London correspondent of the *New York World*, who was condemned to pay £1,000 damages for libelling Miss Geraldine Ulmar, the well-known operatic *artiste*, and her husband, Mr. Ivan Caryll, left London suddenly some two or three weeks ago, and it is now learned (says *Morning*) that he will not return. Mr. Greaves could not personally pay, and hence his departure across the water. He sold the furniture of his chambers before going, while the *New York World* gave up its offices in Cockspar street, and also disposed of the office furniture at auction.'" Our correspondent says he has searched through the *World* but has not been able to find any mention of this very interesting fact. Now the *World* publishes from day to day a great deal of personal sensational gutter-news, its plea being, that the duty of a newspaper is to report everything that goes on around us, what our servants are talking and thinking about, the doings of every "thug" and pickpocket, and, of course, all the unsavory episodes of private life that it can possibly spy into. But why, if this really is "journalism," is the *World* so careful to keep from its columns the dirty news about itself? Why did it not give a description of the sale of its correspondent's household effects and of its own office furniture? Why did it not describe the transaction in full, with big head lines? Why did it not interview its own correspondent and illustrate him in the process of his flight, and describe the feelings of the business manager, and the editors in the home office, when they received the news that the verdict went against them? Where was the enterprise of this great exponent of "journalism"? Can it be that there is something wrong with "journalism" up in the *World* cupola?

THE suggestion advanced by Mr. John Bigelow, in the current number of *Scribner's Magazine*, is one which we are sure everybody will indorse. The remnant of Mr. Tilden's good intention towards New York City which was spared to us, not by the courts, but by the generosity of one of his heirs, amounts in all to about \$80,000 a year. This sum is not a very large one for the establishment and maintenance of a Public Library of real utility in these days. It would, of course, be positively inadequate if out of it annually there had to be drawn the bill for the rent and maintenance of a building. Mr. Bigelow's suggestion is that the city supply the building. He points to the old Reservoir in Bryant Park as a suitable site for the edifice. Hitherto New York has been a very illiberal patron of what may be called the higher education of the Masses. We have no Public Library, such as there is in Boston, Chicago and scores of other cities, which we regard with splendid superciliousness. A first-class opportunity is now presented to us to remedy one of our deficiencies. Mr. Bigelow's suggestion should be acted upon at once.

ACCORDING to some of our contemporaries the recent scandalous performances of the Brooklyn Common Council constitutes an overwhelming argument against any proposal involving an important extension of the scope of municipal administration. It is curious that writers who argue in this way do not perceive that their reasoning cuts both ways. The argument amounts practically to this. We must not, it is said, permit the city government to make its own gas or run its own electric plant, because the city government is just a ring of "Barneys" and "Mikes" who will steal and mismanage just in proportion to their opportunities. The answer to this is that the opportunities for stealing and mismanagement exist under any circumstances. We do not keep local franchises for selling gas and operating railroads out of politics by allowing private companies to retain their present remunerative privileges. The politicians appreciate, if the public and the news-

papers do not, that there is a considerable margin of profit in enterprises of this class, part of which they can transfer to their own pocket. The result is that the private corporations get franchises of some present and enormous prospective value by paying a shilling to the city and a pound to the politicians; the latter grow fat on the pickings, the consumers are obliged to pay outrageously for the services performed, and the city corporation gets rid of its most valuable property for a consideration that amounts practically to nothing at all. No doubt the politicians would still have their pickings in case the municipality assumed these functions; but the new system would contain an alleviation for this state of things and possibly a cure. The "Barneys" and "Mikes" could not steal from the city the promise of future value which the franchises would contain. Furthermore, if they managed the gas works or anything else with gross dishonesty and incompetency they would more probably be held to account. At present the public interest in the franchises is not popularly appreciated. Under municipal ownership it would be.

#### Convicts, Demagogues and Doctrinaires.

THE blight of partisanship is upon nearly all the current discussions of the convict labor question. The philanthropists who speak on behalf of the prisoner, the economists who assume to speak on behalf of the community as a whole, and the leaders and other talkers who speak on behalf of "honest labor," almost without exception find it inconvenient to be candid. But many questions on which the general public is content to remain for a time in the quasi-darkness of partisanship are more clearly lighted up by the flash of musketry than by any other means. When men are willing to get shot in order to right what they consider an injustice, disinterested parties are slow to believe that there is nothing at all in their side of the case. Recent events in Tennessee have, therefore, induced some people to wish for fuller information in the matter of the competition of prison labor with free labor than the stereotyped discussions of the subject afford.

Nothing could be plainer than the case which the doctrinaire is able to make out against the demagogue in this matter. Here are a lot of men sentenced to imprisonment—if they do not support themselves or help to, the community must bear the burden of their support; this must be collected by taxation, and as most American taxes tend to diffuse themselves along the lines of least resistance the burden comes largely upon the laboring classes. Hence, for laborers to oppose the employment of convict labor in the most remunerative way possible proves that the laborers are fools, and strongly indicates that their leaders are knaves. *Quod erat demonstrandum.* Besides, look at the statistics of the matter; convict laborers amount to only two and one-half per cent of all the laborers of the country, and the value of the product of their labor in a year, as compared with the product of all the labor of the country, is only fifty-four hundredths of one per cent; "and, therefore," as has been urged, "is practically infinitesimal in its aggregate influence." Or, again, to put the first argument in a different way, if wages are slightly lowered to the detriment of a few producers, the price of commodities manufactured will also be lowered to the benefit of the great body of consumers.

These arguments, like many others emanating from the same authorities, are so simple and so conclusive as to suggest that there must be something artificial and unsound about them. And there is. Equity courts have jurisdiction in those cases where the law by virtue of its generality works injustice, and there is needed in economics an equity court for the setting aside of conclusions which by virtue of their generality are false in particular instances.

Any given man is not a "laboring class," but a laboring individual. Suppose that, instead of going back to first principles of studying the statistics of industry for the country as a whole, we examine the situation which confronts him, and find that after learning a trade, after assuming the responsibilities of a family, after acquiring property and acquaintances in a given locality, his occupation is about to be taken from him by the competition of convict labor. In order that this should come about it is not necessary that the proportion of convict laborers to free laborers in all industries over the whole country should be large, nor even that it should be large for the country as a whole in that particular industry. According to the tenth census only one and one-half per cent of the marble workers of the country were convicts; and yet in one particular locality, Maryland, and in one particular branch, that of manufacturing slabs for wash-stands, mantels, and so forth, one who held a contract for convict labor was able to dominate the trade, and very nearly drive all competitors out of the field. The same thing has been exemplified in the cooperage industry in Illinois, and we infer is again illustrated in the mining districts of Tennessee.

Now suppose the hypothetical artisan whose case we are considering has been displaced by such a use of convict labor. Is he not justified in feeling that the State has done an unjust thing in gathering together a lot of criminals and using them to deprive him of his occupation? If the political economists have ever taught

him anything it is that he has a right to pursue his individual self-interest, and it is manifestly in line with this teaching for him to attempt by every possible means to stop the employment of convicts. If, as in Nebraska, he has reason to believe that the lessee of the convicts has secured his contract by jobbery and has grievously swindled the State; or if, as in other cases, the State has invested large amounts in machinery and plant upon which it will not realize the usual interest and so is an unfair competitor with private enterprises, his case is strengthened.

Of course, much of the outcry against the productive employment of convicts has no such rational basis as that which we have here indicated. It is often merely the stock in trade of an unprincipled politician, or the plaint of a laboring man who wants what is not good for him. It has been the cause of much waste and of much more serious mischief. It has defeated the hopes and the legitimate purposes of prison reformers, and has burdened the taxpayers of many States most needlessly.

At the same time we believe that the agitation of the labor organizations in this matter would have been less mischievous had their claims been more candidly considered by those who profess to be wise. What has been announced as the lesson of English Chartism, that "political agitation exists and is formidable only by virtue of what is just in its demands," cannot be too constantly remembered. If the laborers have been unfair in their demands, those who have undertaken to reply to them have been lazy and superficial and disingenuous, and resulting mischiefs must be charged to the one side as well as to the other.

#### Brokers' Commissions.

The New York Court of Appeals, in the suit of Kalley against Baker, decided February, 1892, and reported in 132 N. Y. Reports, page 1 (which has just appeared), has laid down with great clearness the right of a broker to his commission, notwithstanding the title to the property proves defective and the sale afterwards falls through. We deem it of sufficient importance to give Chief Judge Follett's opinion in full:

"This action was begun to recover commissions alleged to have been earned by the plaintiff in procuring the execution of a contract between the defendant and one Humphry for the exchange of real estate.

"In 1880, and for some years prior thereto, the defendant owned a farm in the State of Massachusetts, and Ann O. Humphry an apartment house on the north side of Remsen street, in the City of Brooklyn, known as the 'Aldine,' in which there was certain personal property.

"February 18, 1889, the defendant and Humphry entered into a written contract by which they agreed to exchange properties, both to be free from all incumbrances, except the 'Aldine' was to be subject to two mortgages amounting to fifty-five thousand dollars, on the 1st of April, 1889, on which day the defendant was to convey the farm to Humphry and she the 'Aldine' to the defendant.

"The parties to the contract met on the day and at the place appointed, the plaintiff's office, and a deed was tendered by Mrs. Humphry to the defendant, who raised the following objections to the title: (1) That \$400 of interest was unpaid on the mortgages, and the taxes, amounting to \$1,389.83, were unpaid. (2) That Mrs. Humphry was a married woman and that her husband did not join in the deed which was executed by her April 2, 1888.

"(4) That the bill of sale of the furniture in the 'Aldine,' which was to go to the defendant, was not subscribed at the end, but about the middle of the document.

"These were the only objections specifically made on the 1st of April, 1889. On the trial the defendant raised other objections.

"(a) That the deed tendered by Mrs. Humphry recited that the land was subject to an agreement entered into by a former owner of an adjoining lot, that a party-wall should be maintained, one-half on the land of each, and for the mutual benefit of both parties.

"(b) That the deed to Mrs. Humphry recited that the land was subject to a restriction imposed by a former owner of this lot and the adjoining lots, that no buildings should be built on those lots within eight feet of the north line of the street.

"The defendant rejected the title offered by Mrs. Humphry, and the contract to exchange was never performed.

"The question underlying all others in this case, and which is decisive of it, is, was it the understanding of the parties to this action that the plaintiff was not to be entitled to commissions, unless mutual conveyances of the properties contracted to be exchanged were made and accepted, or whether he was entitled to commissions when the contract of exchange was executed?

"It appears by the record that the defendant, in 1882, employed the plaintiff to effect a sale of his farm, and that for some time before the negotiations were begun, which resulted in the contract to exchange, the owner of the 'Aldine' had employed the plaintiff to sell it.

"It is alleged in the complaint that \$750 was the value, and the agreed price of the services rendered by the plaintiff for the defendant. The defendant in his answer denied that he agreed to pay any definite sum, but alleged that he 'agreed that if the plaintiff should be instrumental in effecting a sale of said property upon such terms and for such consideration as might be satisfactory and agreed upon by the defendant, and not otherwise, that he, the defendant, would pay to the plaintiff a reasonable commission for his said services.'

"It was also alleged in the answer that February 18, 1889, the defendant and Humphry entered into a contract (a copy of which is annexed to the answer), to convey April 1, 1889, his farm, valued at thirty thousand dollars, to Humphry, in consideration that she would convey to the defendant the 'Aldine,' together with the furniture therein, free and clear from all

incumbrance, except two mortgages amounting to fifty-five thousand dollars.

"The defendant also alleged that Humphry was unable to and never had performed her contract.

"The defendant testified that Julius N. Kalley, the plaintiff who transacted all the business in respect to the exchange, spoke to him about the 'Aldine' about December 20, 1888, and that afterwards he reported to Kalley that he had examined it.

"The result of his examination and of subsequent conversations was that Kalley, Humphry and the defendant went some time in the month of February, 1889, to Massachusetts and examined the defendant's farm. Kalley testified that a day or two after returning from Massachusetts, the defendant and Humphry met at the office of plaintiff, and the result of their interview was the written contract of exchange.

"He said: 'Q. Did they (Humphry and defendant) personally carry on their negotiations face to face?' 'A. Yes, sir.' 'Q. They entered into a contract?' 'A. Yes, sir.' 'Q. Is that the contract mentioned in the answer here?' 'A. Yes, sir.'

"This witness also testified that at an interview before the parties went to Massachusetts the following conversation was had:

"'Q. What did he, defendant, say?' 'A. He says, I will make a charge for property down there, what will be your charge?'

"'He seemed to hammer on this.' (By the Court) 'No, not what he seemed, just state what he did absolutely say and what you said.'

"'A. He said, what will be your charge in case you make an exchange? I said, the price of two-and-a-half per cent on the value, thirty thousand dollars, which you put on the farm.'

"Upon this question the defendant testified: 'Q. What did he (Kalley) say?' 'A. He said that he thought he could exchange my property free and clear for that property, free and clear of all incumbrances, except two mortgages upon it for fifty-five thousand dollars.' 'Q. What did you say?' 'A. I will think of the matter.'

"'Q. What was the next said between you about it?' 'A. Nothing further at the time.' 'Q. Well, the next time?' 'A. The next time I told him that if I could exchange my property free and clear for the Remsen street flat, free and clear from all incumbrances, except the two mortgages.' 'Q. (by the Court) For how much?'

"'A. Two mortgages for fifty-five thousand dollars, I would do so, but I would not give any personal property with my farm, and that if the exchange was made, I would pay him a commission.'

"'Q. What commission?' 'A. No amount agreed upon.' 'Q. Anything stated by him on that subject?' 'A. He said that commission for out-of-town property was two and a half per cent.'

"There is no evidence that the plaintiff knew anything about the title to the 'Aldine,' that he made any representations in respect to it, nor does it appear that the defendant asked him to make, or cause to be made, a search.

"The trial court submitted the question as to what the agreement was to the jury, instructing them as follows: 'In ordinary cases, the law is well settled where a broker is employed in reference to a sale or exchange of real estate, that when he brings a buyer to a seller who is willing and ready to enter into an agreement with the seller for the purchase of his property on the terms that the seller has fixed, and the seller is satisfied to accept him as a purchaser, then the broker has earned his commission.

"The earning of it is not dependent, in such cases, on the question as to whether the buyer carries out the contract, or as to whether the seller is able to complete his contract.

"Therefore, I say to you, in the absence of any express agreement to the contrary, the law is that the broker is entitled to his commissions when the vendor accepts, when he (the broker) brings to the vendor a party ready and willing to accept the terms fixed by the vendor, and he enters into a contract with him.

"The contention is that there was a different agreement here.

"Now, I propose to leave that question to you to determine.

"If you find that this was an ordinary contract, made without any conditions, the broker employed in the usual way, and that there was no bargain entered into between the plaintiff and Mr. Baker, that there were only to be paid his commissions in case this sale went through, then plaintiff is entitled to recover.

"If, however, the bargain agreed upon between Mr. Kalley and Mr. Baker was, that commission was only to be paid in case this whole transaction went through, as provided by the terms of the contract of exchange, the plaintiff is not entitled to recover unless you are satisfied from the evidence here that Mr. Baker capriciously refused to carry out the contract.'

"To this instruction the defendant took no exception, except to that part of it which laid down the rule that ordinarily the broker 'is entitled to the commissions when the parties have been found satisfactory to each other and they have entered into a mutual contract of purchase and sale.'

"This exception presents no error.

"In *Knapp vs. Wallace*, 41 N. Y. 477, the defendant employed a broker to purchase certain real estate for a price named, agreeing to pay him one per cent on that price for his services. Through the aid and assistance of the broker a contract of sale at the price named was entered into personally between the defendant and the owner of the property. As a defense to an action brought to recover the commissions, the defendant sought to show that the title of the vendor was defective, and for that reason he was unable to perform his contract. It was held 'it was no defense to the plaintiff's claim that the title to the property was defective. Messmore (the broker) had not undertaken that it should be good. The contract between him and the defendant did not place his right to compensation on such a condition.' The judgment in favor of Mr. Kalley was affirmed with costs."

THE RECORD AND GUIDE edition of the Building Laws, meaning all the laws relating to building in New York City, together with the regulations

of the Building, Public Works and Fire Departments, is published and now for sale at this office.

### Some Important Street Opening Proceedings.

REPORTS OF THE COMMISSIONERS UPON THE COST OF THE LAND TO BE TAKEN AND THE SCHEMES OF ASSESSMENT.

In the matter of acquiring title to the property required for the widening and extension of Tremont avenue, from Aqueduct avenue to the Boston road, one of the most important cross-country thoroughfares on the North Side, the Commissioners of Estimate and Assessment, Messrs. John Whalen, John Halloran and George R. Kelso, have just filed their final report with Commissioner of Public Works Thomas F. Gilroy, after making material changes in the amounts of the awards and assessments. The preliminary report which was filed on February 1st was altogether unsatisfactory to the owners of the property taken for the improvement, both as to the awards and the scheme of assessment, and in a solid body they attacked the report on this ground, and upon the production of additional testimony showing the greater value of their property they succeeded in moving the Commissioners to a considerable augmentation of their awards. According to the report now on file the awards for property taken amount to \$259,245.93 and the assessment, which is limited by law to half the depth of the blocks on either side of the proposed improvement, to \$278,774.28. Of this amount the municipality is called upon to pay \$147,670.50, of which \$8,273.36 is an assessment on city property, and the balance, \$139,397.14, is the city's portion of the cost of the land and the proceedings to acquire it.

Next in the order of costliness is the proceeding for the opening and extension of Webster avenue, from 184th street to Middlebrook street (Mosholu Parkway), at Bedford Park. The Commissioners of Estimate and Assessment in this proceeding were John Whalen, John H. Mooney and John Halloran. Their first report was filed on October 3, 1890. As in the case of Tremont avenue, the owners of the property taken vigorously protested against the amounts of the awards and assessments, and after making a good fight on them have the satisfaction of seeing the awards materially increased. The amount of the damages awarded in this case is \$187,910.85. The assessment is for something more than this, the city's share being \$104,213.87 instead of \$70,947.95 as fixed by the first report. The area of assessment is embraced within 184th street, the New York & Harlem Railroad and Mosholu Parkway (both sides), and an irregular line from Briggs avenue, at Mosholu Parkway, to 184th street.

A peculiar proceeding was that for the opening of 173d street, from 10th avenue to the Kingsbridge road. Begun in February of 1886, with a commission composed of Geo. F. Langbein, Wm. V. I. Mercer and Edward L. Parris, this first commission presented, first, a report allowing no damages for the property taken, and on reconsideration a new report allowing the merely nominal sum of \$6 damages, and making an assessment of \$366.73 to cover all the costs. But the property-owners were again too strong for the Corporation Counsel's office and the old commission was dismissed and a new one appointed, consisting of Wm. A. Duer, Wm. H. Harris and Sam'l W. Milbank, whose report has just been filed. By this new report the property owners are awarded \$14,436.50 for their land and the assessment is increased to \$14,860.46.

For the opening of 135th street, from Convent avenue to Avenue St. Nicholas, Andrew S. Hammersley, Jr., Robt. M. Van Arsdale and Patrick Fox, the Commissioners, have filed their final report showing awards of \$16,039.80, and an assessment of \$57,513.70. This is distributed over the blocks and lots within the following bounds: Avenue St. Nicholas, 135th street, St. Nicholas terrace, 136th street, Convent avenue, centre line of block between 132d and 133d streets, St. Nicholas terrace, centre line of block between 132d and 131st streets, and St. Nicholas avenue.

The Intervale avenue proceeding is also pending in about the same condition. Commissioners Thos. P. Wickes, Wm. H. Barker and Dan'l Sherry have filed their final report showing awards of \$39,693.80 and an assessment of \$64,259.80, of which the city at large is called upon to pay \$32,238.85 as its share. The area of assessment includes the blocks between Stebbins avenue, 167th street, Hall place, 165th street, Stebbins avenue, Lane avenue, Ely street, the Hudson River & Portchester Railroad, Tiffany street, 165th street, Kelly street, 167th street, Fox street, Home street, the Southern Boulevard and a line produced 500 feet north and parallel with Charlotte place. This next to Tremont and Webster avenues is the most important street opening proceeding initiated for the North Side in many years, for it is but the beginning of the opening up to improvement and settlement of a very large and easily accessible district. Already the steps have been taken in anticipation of the conclusion of this improvement, to sewer the district by a big trunk sewer through Intervale avenue, and the other street improvements will follow as fast as the machinery of the municipal circumlocution office will permit them.

Two other reports are those of Commissioners John H. Rogan, Hy, Winthrop Gray and Sam'l W. Milbank, in the 167th street, from Prospect to Westchester avenue, proceeding, wherein awards of \$14,965.53 and an assessment of \$30,388.49 have been made; and the 131st street, from 10th to Convent avenue, proceeding, in which Commissioners Owen W. Flanagan, Wm. G. Davis and Jos. O. Wolff have awarded \$3 damages and have made an assessment of \$285, which is levied on half the block on either side of the improvement.

### Lease of the Hotel Endicott.

Chas. E. Schuyler this week consummated what is probably the biggest lease of the season. The lease was of the Hotel Endicott, Columbus avenue, 81st and 82d streets, for the owners, P. & D. Mitchell and Charles A. Fuller, to Edward Pannacci, a hotel owner of Seabright, N. J., and for many years Delmonico's manager at the Broad street restaurant. The lease is for ten years and the consideration is declared to be \$80,000 a year. The Hotel Endicott is a seven-story Tiffany brick and stone-trimmed building, with stores on the ground floor, and it covers a plot that is 304 feet on Columbus avenue, x 134 feet on the street. Mr. Fuller, who is well known to the guests of the hotel, remains as its manager.

### The Approaching Real Estate Congress.

The Second Congress of the National Real Estate Association is to take place at Buffalo, N. Y., on October 4th, 5th and 6th next, and will be attended by delegates from Alabama, Arkansas, Connecticut, Colorado, California, Florida, Georgia, Illinois, Iowa, Kentucky, Kansas, Michigan, Minnesota, Montana, Missouri, New York, Ohio, Tennessee, Texas, Utah and Wisconsin. A delegate will also be present from Montreal, Canada.

The first meeting of the association took place last year in Nashville and was pronounced a success. There do not seem to be any prominent New York names on the list of members. The officers are Benj. M. Weil, of Milwaukee, president; M. M. Kline, of Nashville, Tenn., secretary; J. C. Bartholf, of Milwaukee, assistant secretary; and Wm. B. Cutter, of Buffalo, treasurer. There are twenty-two vice-presidents, hailing from cities so far apart as San Francisco and Velasco, Texas, and there is a Board of Control composed of nine members.

The real estate men of Buffalo are making extensive preparations for the entertainment of their guests. There is to be a reception and ball and a trip to Niagara Falls. Questions of importance to the real estate interest will be discussed, and the entertainment committee will act in concert with the city authorities in extending hospitalities to the visitors. Addresses are promised by Chauncey M. Depew on "Rapid Transit and Suburban Real Estate;" ex-Gov. Hubbard, of Texas, on the "Dependence of Owners on Agents;" Hon. Seymour Dexter, of Elmira, on "Building and Loan Associations and their Influence on Real Estate interests;" Hon. Ernest W. Bowditch, of Boston, on "Title Guarantee Companies;" Hon. F. C. Moore, on "Proper Building Construction from an Insurance Standpoint;" Hon. Peter A. Porter, on "The Niagara Falls Tunnel," and Hon. J. Craddock Simpson, on "Titles and Transfers."

The objects of the association, as announced by the board, are: "To establish and maintain a central body of reference and union for its members; to acquire, preserve and disseminate valuable information appertaining to real estate in the United States; to encourage, establish and maintain uniform business principles and usages in real estate transactions; to inspire and create closer fraternal relations between agents, owners and purchasers of realty; to encourage the organization of associations and exchanges in various States and cities of the United States; to influence and direct and make uniform, as far as possible, the laws affecting real property in various States; to discourage wild speculation and fictitious 'booms;' to encourage and direct, as far as possible, the investment of money in those sections promising the greatest and safest returns; to elevate and dignify the real estate business; to encourage and improve social intercourse among the members of the association; to establish a high standard of ethics among real estate men and their 'rating' by commercial agents."

### Bids for the Big Croton Dam.

The Aqueduct Commissioners yesterday received the report of Chief Engineer Fteley upon the bids submitted on Wednesday, for the construction of the big dam at Cornell site on the Croton River. The original bids were opened June 29th, but they proved unsatisfactory, and were rejected, and the work readvertised. At that bidding the figures ranged between \$3,527,640, which was the bid of the Ryan & McDonald Construction Co., of Baltimore, and \$5,549,998, the figures submitted by a St. Louis firm. There were four other bids by New York parties. A report by the Comptroller and Commissioner of Public Works on the responsibility of the Baltimore corporation was adverse, and the bids were therefore all rejected.

At the last bidding the Baltimore and St. Louis parties dropped out, and five bids were received, and having been computed by Chief Engineer Fteley, are found to be as follows:

James S. Coleman, New York	\$4,150,573
Henry H. Brown, New York	4,181,464
Timothy J. Sullivan, Albany	4,314,865
John McQuade, New York	4,403,800
Winston, Crimmins, Washburn & Co., New York	4,527,769
The Engineer's estimate was	4,574,820

Henry H. Brown's bid was the same that he submitted on the original opening. James S. Coleman was not a bidder at the first opening, but his brother submitted a bid which was slightly higher than Brown's in amount. The Commission took the bids under consideration and will probably not be in a hurry to make the award, but there is little doubt but that Mr. Coleman will get the contract. Each bidder had to deposit \$40,000 as security to enter into contract under the terms of the competition and the successful one will have to furnish further security in the shape of \$500,000 of bonds to fulfill the contract.

The dam is to be of masonry and the biggest thing of its kind in the world. It is to be built between two hills nearly 2,000 feet apart, about  $3\frac{1}{2}$  miles below the present Croton dam, and is intended to impound 44,000,000,000 gallons of water. It will be built upon a solid rock bottom, 105 feet below the present bed of the Croton river; will be 285 feet high from this rock bottom, or 180 feet high above the present bed of the stream. Its greatest thickness at bottom will be 215 feet and its length 600 feet. At the top it will be 80 feet wide, with a 50 feet roadway, and 1,800 feet long. The water will never rise to within more than ten feet of the top, but will flow over a spillway, also of masonry, along the north side of the dam, 1,000 feet long, 6 feet wide and from 20 to 75 feet deep. Seven years are allowed for the construction work.

### Obituary.

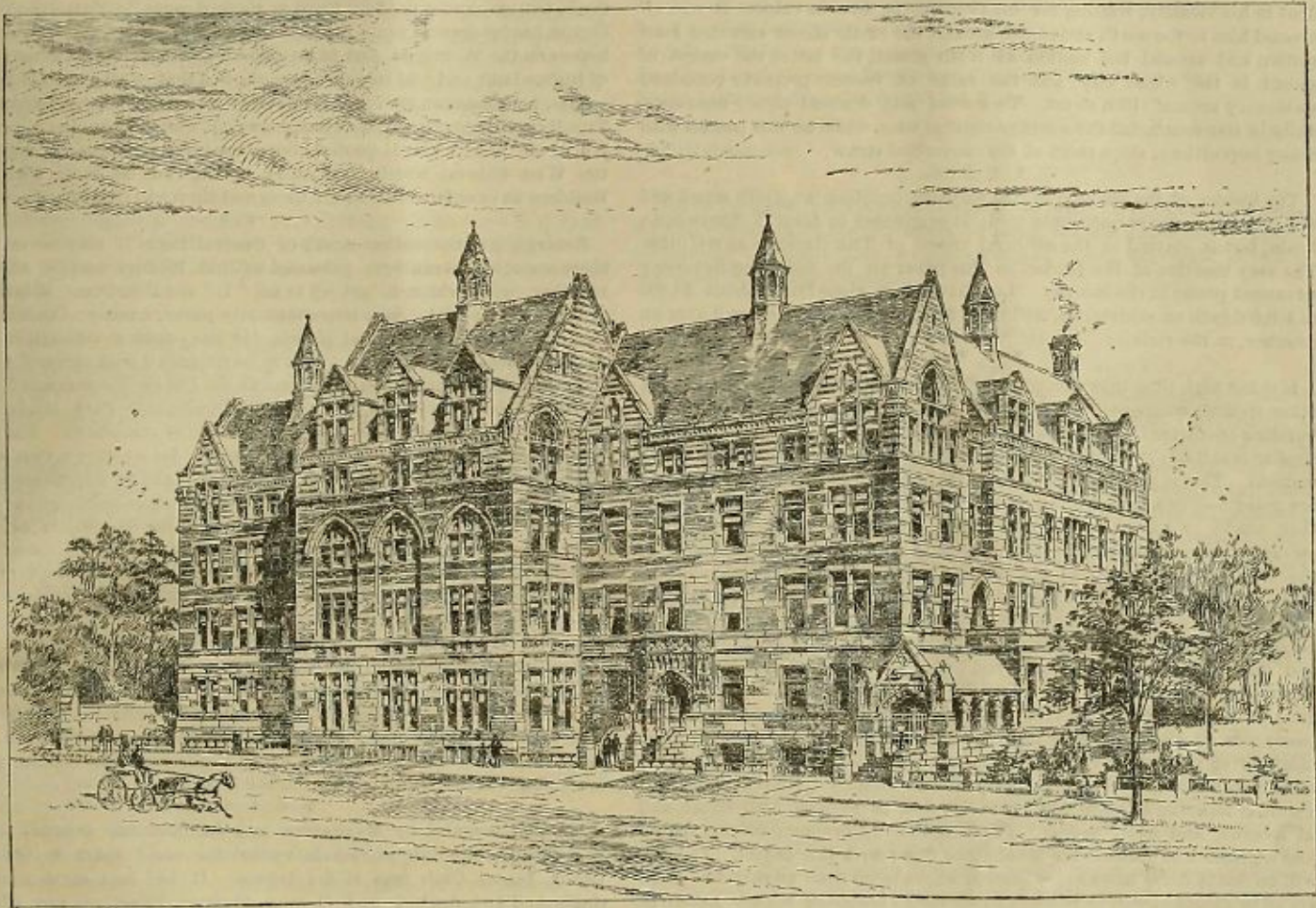
AUGUSTUS C. WALLBRIDGE.

Augustus C. Wallbridge, a well-known builder here and in Brooklyn, died on Sunday last at the age of thirty-eight. He assisted in the construction of the Third Avenue Elevated road, serving as an engineer. He abandoned engineering to devote himself to building, an occupation that he followed up to the time of his death. Both cities bear evidence of his

kill and conscientious methods as a builder. Mr. Wallbridge confined his operations principally to large structures. His father is O. B. Wallbridge, the senior member of the firm of Calhoun, Robbins & Co., of this city. The funeral, which was attended by delegations from the New York and Brooklyn Mechanics' and Traders' Exchanges, took place on Tuesday from the family residence, No. 323 Garfield place. The interment was at Greenwood.

#### Plans for the Teachers' College.

First among the institutions which have obtained sites on Morningside Heights to get down to the practical work of construction is the College for the Training of Teachers. Upon a plot embracing twenty lots, having an equal frontage on 120th and 121st streets, between Amsterdam avenue and the Boulevard, it will erect its permanent college buildings. The plans for this structure, or series of structures, were drawn by Mr. William A. Potter. The elevation, an illustration of which is published herewith,



New York College for the Training of Teachers.

William A. Potter, Architect.

shows a group of buildings in the secular Gothic style, four stories high, surrounding a large central court and substantially covering the plot. The illustration shows the main front on 120th street.

Contracts have been made for the erection of a part of the main building together with the east wing, which part of the scheme it is intended to complete by the spring of 1894, when the college's lease of its present building, No. 9 University place, will expire. The entire building is to be of modern, fire-proof construction and is to be trimmed throughout in hardwood and is to have all the improvements, including three elevators. The interior division will be mainly in large rooms suited to the purposes of the college. The cost of construction is estimated at \$675,000.

#### In and About the City.

It will be a great disappointment to many property-owners along the line of Lexington avenue to learn that the proceedings for the opening of that thoroughfare through the blocks between 97th and 102d streets will have to be gone over again *de novo*. The original proceeding, begun some years ago in the Hewitt administration, was brought to a substantial conclusion by the first Commission, and its report was confirmed first by the Special Term and then upon appeal to the General Term. The elevated railroad company and other interested property-owners appealed to the Court of Appeals, and pending this appeal the proceeding has been abandoned and new proceedings begun.

It is explained on the part of the Corporation Counsel that, notwithstanding the favorable decisions in the Supreme Court, there was no hope of a favorable decision in the Court of Appeals, and since the proceeding is one of most urgent character, it was considered wisest, as saving both in time and expense, to abandon the original proceedings and begin over. Thomas P. Wickes, Theodore Weston and Isidor Grayhead have been appointed the Commissioners in the new proceeding, and they have organized and begun the taking of testimony regarding the value of the property to be taken. Although it is said the Commissioners will expedite the proceeding as much as possible, it will in the nature of things require several months, and perhaps two years or more, to advance the proceeding as far as the Court of Appeals again. The trouble is said to have been over some

question of dedication of the property to public uses. The first Commission assumed a dedication and awarded only nominal damages, and the owners contended for substantial damages.

#### Personal.

Hiram Rinaldo returned on Thursday from Haine's Falls in the Catskills. Louis Rinaldo left town on Thursday for Highland Beach.

Cyrille Carreau, the well-known agent and broker of Grand street and the Bowery, has been living with his family at Pelham Manor, N. Y., during the heated period, coming to town daily. He will return to the city for good about September 15th.

W. H. Murphy, Superintendent for Chas. Lehmann, the artificial stone contractor, returned on Tuesday from Pleasure Beach.

Builder C. E. Moore spent his vacation in Orange County, N. Y.

Broker H. B. Stacey, of West 116th street, has been too busy this summer to take a vacation.

C. W. Hoffman, manufacturer of dumb-waiters and hand elevators, has returned from East Quogue, L. I.

John J. Tobin and Wm. E. Cuff, of Tobin & Cuff, real estate brokers, will leave town next week to spend their vacation. They will go to Saratoga Springs, as they have done for several years past.

George A. Reeber, of the firm of J. Reeber's Sons, returned from Europe last Saturday, per steamer *Furst Bismarck*.

Broker Isaac T. Meyer is summering at the Atlantic Highlands and working up a very important and attractive land scheme embracing desirable properties at that popular resort.

Comptroller Theo. W. Myers and his family goes to-day on a vacation of ten days or so, first to Saratoga and then to Mrs. Horace J. Brookes' camp in the Adirondacks, near Paul Smith's. Mr. Myers expects to do some expert fishing up in the mountains.

#### Everyones Interested in Real Estate

Should possess a copy of the Columbus Historical Guide of New York City, issued by this journal. It forms a handy, compact book of nearly one hundred pages, with a number of novel copyright maps, with rapid handy indexes showing the location of every street, the direction in which it runs, where it begins and where it ends, with a scale to show the time necessary for covering any distance by horse-car, elevated road, or ferry. The streets and avenues of the annexed district are similarly treated. In addition, the book contains a short chronological history of the city, statistics, general information, the location of all piers, all elevated stations and the street numbers nearest to them, as well as the routes of all horse-car lines, their branches and connections, the distance they travel, and the time they occupy. A list of all post-offices, district messenger and telegraph offices, hotels, steamship lines, railroad depots, ferries, markets, theatres, express offices, dispensaries, hospitals, churches, libraries and clubs are given, with a great deal of other information. Indeed, there is scarcely a question that can be asked concerning the topography and buildings of the city that this book does not answer at a glance. The price is 25 cents, or bound in cloth 50 cents. For sale at the office of publication, 14 and 16 Vesey street.

# BUILDING NEWS.

One morning, some eight years ago, the late John H. Sherwood, at that time President of the Fifth Avenue Bank and a director in the Mutual Life Insurance Company, entered the editorial sanctum of THE RECORD AND GUIDE, and after formally greeting the editor, since deceased, remarked that he had an important communication to make. It was his intention, he said, to carry out a plan whereby the value of property in the neighborhood of 116th street and 8th avenue would be greatly enhanced, and his method of doing it would be to build an elevator, so as to make the 116th street station the easiest of ascent, instead of the most difficult, in New York City.

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Those who knew John H. Sherwood, with his gray hair, classic features and fine head, will remember that he possessed a great fund of energy and determination. For years he had sat still with impatience, the only resident in his vicinity, waiting for his property to rise in value. It rose all around him to the north and south, around the 125th street elevated road station and around the station at 104th street, the latter the easiest of ascent in the whole city; but the value of vacant property remained stationary around 116th street. To ascend and descend eighty-nine steps daily is too much for the average citizen, who, while he will put up with many impositions, stops short at the proverbial straw.

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The history of the erection of the elevator building at 116th street and 8th avenue has never quite been told. It originated in John H. Sherwood's brain, but it started in the editorial rooms of THE RECORD AND GUIDE. The very mention of the project in this paper on the following Saturday advanced prices in the locality. Lots have since risen from about \$3,000 to \$5,000 each on side streets, and from \$4,000 to \$15,000 each and over on avenues, in the vicinity.

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Is it not high time that similar efforts were made to obtain elevators at other stations where they are needed? Just as property was helped, and building operations were created, by the elevators at 116th street, so is a similar result likely to follow the erection of elevator buildings at other stations. This is particularly so with the up-town stations, for, if people are going to live a long way from the great down-town business centres, they ought to have some compensating advantages therefor. Now, elevators, such as exist at 116th street, could with advantage be placed at the 125th street station at 8th avenue. There is a perfect labyrinth of stairs at that station, and the great crowds that use it should have quicker means afforded them of ascent and descent. John Sherwood and his neighbors subscribed for this purpose fifty dollars for each lot they owned, and built the structure themselves, handing it over to the Manhattan Road for operation. The Railway Company should long since have purchased a corner on 125th street and utilized it in part to transport passengers to and from their trains; failing which it would have paid the neighboring property-owners to do it. Another elevator building at the 135th street station will help property in that vicinity. On the East Side a similar building is wanted at 42d street and 3d avenue, 50th street and 2d avenue, and other points. The neighboring property-owners should join together and petition the Manhattan Road with this object. The day will no doubt come when every station where more than twenty-five steps are to be ascended will be reached by elevators placed in corner buildings adjoining stations, as is the case at 116th street and 8th avenue. Of course, it will not come while the citizens of New York quietly sit down under the present system.

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It is interesting to walk through the streets and avenues in the neighborhood of the 116th street elevator and note that the class of people who have taken advantage of the "vertical transport" convenience are almost entirely of moderate circumstances. Here and there a fine residence is seen, but almost without exception the houses in the vicinity are three stories high. But the large majority of the buildings are apartment houses. This has been the difficulty in that section. Builders have put up too many flats. The wonder is that they are at all fairly well rented. Builders will do wisely to stop building any more flats between 110th and 125th streets, west of Lenox avenue, for one season.

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The eight houses being erected on the north side of 119th street, between Columbus and Manhattan avenues, are up to the third floor. They will be completed at the end of the year.

\* \* \* \*

J. W. & A. A. Teets have just finished twenty-one more houses on 121st street, east of Columbus avenue. There are eleven on the south side and ten on the north side. They are three stories high, similar in style to those built by the Teets family for some years past. Indeed the Teets' have done more for this section than any other builders. They were the pioneers in the locality, and the majority of the houses on Manhattan avenue, north of 10th street, and on the side streets, were built by them. They have been remarkably successful. They saw that there was a demand for a three-story house of moderate price, and in this they were not mistaken, for they found buyers for all they built.

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It is a curious fact that there are scarcely a score of three-story houses for sale on the West Side south of 100th street. There is a large demand for them, and a prominent broker said the other day that if the King Model houses had been built south of 100th street and west of the Central Park they would have sold like "hot cakes." There is such a thing as building a high-priced three-story house too far up town. A West Side builder, when the idea of building a row of three-story houses was suggested to him, said: "It is quite true that the market on our side of the city is flooded with four-story houses, while there is a scarcity of three-story

houses. But the reason why we do not build them is because the price of lots has become so high that it does not pay us to build anything less than a four-story house. We have to pay from \$15,000 to \$20,000 for good lots on side streets nowadays. In some localities, very few, they can be bought for from \$10,000 to \$14,000 each, but this is rather far west or north of 96th street, or some distance from an elevated road station. Still, take the Seventies and Eighties, and you will find that your ground for a 24-foot house will cost you about \$13,000, and your three-story house, say, \$12,000 to \$13,000 more. Add to that your profit, interest, etc., and you are close on to \$31,000. Now, who is going to pay that much for a three-story house? The extra floor on a four-story house only costs a few thousand dollars and you can easily get much more than the difference in cost from a purchaser. The demand is for three-story houses costing from \$18,000 to \$23,000. We could no doubt sell scores of these, but we cannot produce them at those figures." THE RECORD AND GUIDE has for several years been pointing out the scarcity of three-story houses on the West Side, and in its statistics, culled from an actual canvass of houses built and sold in two years, showed that of all classes of buildings—flats, tenements and private residences—three-story houses sold the best. THE RECORD AND GUIDE does not, however, quite share the views of our friend the builder who is quoted above, for there are plenty of lots left on the West Side on which three-story houses can be built with profit. Builders have only to search for them and they will find them.

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Returning to the section north of Central Park it may be stated that there are other advantages possessed by that locality besides an elevator building, with which to get up to an "L" road station. It is bounded, or is near, four of the most important city parks, namely: Central, Riverside, Morningside and Mount Morris. It has running through it some of the finest avenues in the city. It is to be improved with three of the finest structures in the country—the Cathedral, St. Luke's Hospital and Columbia College. Those who have not visited Morningside Park lately will be surprised at its beauty, now that it is practically completed. The city has spent its millions on this park to advantage. Its massive mason-work, its noble terraces and its fine lawns combine to make an improvement which will later on be appreciated. The Columbus avenue front, on the easterly boundary of the park, ought to be extremely valuable, yet lots are practically going a-begging there. It is only another exemplification of the fact heretofore remarked in these columns—that New Yorkers are very slow to discern the value of a magnificent and ever-open park frontage for residence purposes.

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It may or may not be an advantage to this locality that the upper lake in Central Park, which is entered from 11th street and 7th avenue, gives an opportunity for rowing to residents in the section above described. This lake is used by many of the younger people in the vicinity, though most people in New York know of only one lake for rowing purposes in Central Park—that entered from the Mall.

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The plot bounded by Manhattan and St. Nicholas avenues, 122d and 123d streets, bids fair to remain vacant for some years to come. The Lenox Tennis Club uses it for tennis. It has four earth courts, two single and two double, and it is a common thing on any afternoon, when the temperature is agreeable, to see a number of young people belonging to the vicinity indulging in this healthy exercise on the site.

\* \* \* \*

J. W. Stevens, the real estate broker, is putting up six flats with stores on the southwest corner of 8th avenue and 119th street. They are nearly completed. Broker Stevens is one of the very few real estate sellers who can boast of an early training as a builder. He erected houses on 53d street, near Broadway, a generation ago, and in building the flats named he is merely following the line of business familiar to him in the days of his youth.

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The O'Reilly Bros. are to be congratulated on the fine showing their eight-story fire proof warehouse makes on the northeast corner of St. Nicholas avenue and 123d street.

\* \* \* \*

The Hotel Balmoral on Lenox avenue, between 113th and 114th streets, is approaching completion and is expected to be ready for occupancy by the middle of September. Builder Henry J. McGuckin is looking after the work and getting order out of chaos. There are sixty-nine suites of apartments in the Balmoral, averaging about four rooms each.

## The Latest Doings of Some Operators, Speculators and Builders.

John Pettit, the improver of old structures and builder of modern office buildings, continues to figure as a buyer of realty near the leading downtown Jersey ferries. His latest purchase is No. 135 Greenwich street, near Cedar street. Mr. Pettit has scored great successes in this neighborhood. He owns the remodeled Bennett Building; the new Nassau Chambers; the Electrical Exchange building, and other valuable properties.

\* \* \* \*

Edward Hirsh continues to make building loans beyond the Harlem, so his past operations in that quarter must have proved satisfactory. Mr. Hirsh recently bought sixteen lots on Alexander avenue, 135th and 136th streets, from Wm. Caldwell, of the *Sunday Mercury*, for about \$125,000, and resold the same to Cotter Brothers at an advance, with loan for building seventeen five-story flats at a cost stated in the plans as \$361,000.

\* \* \* \*

Builder Wm. F. Rohrig, by exchanging properties, is now the owner of a plot, 100.5x71.6, on the northwest corner of 6th avenue and 58th street. This is nearly opposite the site lately selected by the New York Athletic

Club. The latter property cost \$18.57 per square foot, the Rohrig corner about \$20.69 per square foot (in trade).

\* \* \* \*

Sire Brothers, the speculators, have recently acquired several corners along 9th and 10th avenues and other streets, and are altering and improving them for business uses. The southeast corner of 9th avenue and 33d street is an example. This seems to be a most profitable line of operating.

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The New York Central & Hudson River Railroad Company pays \$290 a year rental and taxes, per lot, for a tract of fifty-four lots on 10th avenue, 29th and 30th streets, on a twenty-one years' lease, from the Ray estate.

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Walter Reid, F. J. Schnugg, C. Graham & Sons and B. Muldoon comprise a quartet of builders who stick to the east side of Central Park. Mr. Reid recently began work on four houses on the south side of 93d street, west of Madison avenue. Mr. Schnugg has just completed a row of three-story houses on 95th street, near Park avenue, which he offers at from \$17,500 to \$19,500. Messrs. Graham's extensive operations are well known, and Mr. Muldoon is erecting an apartment house on Madison avenue, corner of 90th street. Mr. Reid's brother, George, has gone over to the West Side and is finishing five fine houses on 101st street, near Riverside Drive, opposite the Doelger mansion and grounds. Mr. Schnugg has built a few houses west of the Park, but his work has been almost entirely on the East Side.

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Ottinger Bros. & Korn are having a large store building erected on West 14th street, opposite the Armory. Ottinger Bros. have had hard luck with some of the builders to whom they made building loans, notably S. Bittiner and T. P. Dunne, who disappeared mysteriously without paying their bills.

Notice to Property-Owners.

The Board of Assessors, office at No. 27 Chambers street, will on September 1st, at 11.30, receive proofs and listen to arguments of property owners respecting damages to their property from the following improvements:

Reregulating and regrading Morris av, from 153d to 156th st, with approaches to intersecting streets and avenues in use.  
Regulating and grading Eristow st, from Stebbins av to Boston road.

\* \* \* \*

Assessments have been completed and are open for inspection at the office of the Board of Assessors, No. 27 Chambers street, as follows:

- No. 1.—153d st and 8th av, s e cor—for a basin.
- No. 2.—Edgecombe av, w s, opposite 143d st—for a basin.
- No. 3.—143d st and 8th av, n e cor—for a basin.
- No. 4.—141st st and Edgecombe av, n w cor—for a basin.
- No. 5.—127th and Lawrence st—alterations to basin.
- No. 6.—106th st, n s, bet Central Park West and Manhattan av—for a sewer.
- No. 7.—72d st, for 615 ft east of Av A—sewer.
- No. 8.—1st av, bet 43d and 44th sts—sewer.
- No. 9.—1st av, bet 89th and 90th sts—sewer.
- No. 10.—133d st, n s, bet Lenox and 7th avs—for flagging, curbing, &c.

The areas of assessment of the foregoing are respectively as follows:

- No. 1.—Block bounded by 8th av, McComb's Dam road, 152d and 153d sts.
- No. 2.—Edgecombe av, w s, from 141st st to 235 ft north of 142d st, and interior lots known as Ward Nos. 52, 52½, 53, 53½, 54 and 55 of block 953, and Ward Nos. 5, 6¼, 6½, 6¾, 6¾, 6¾ and 6¾ of block 954.
- No. 3.—143d st, n s, bet 7th and 8th avs.
- No. 4.—141st st, n s, bet Edgecombe and St. Nicholas avs, and St. Nicholas av, e s, from 141st st to 500 ft. n of 141st st, and interior lots, Ward Nos. 56, 57 and 58 of block 953.
- No. 5.—127th st, s s, bet Lawrence st and Columbus av, and Lawrence av, n s, from 127th st to 188 ft. east.
- No. 6.—106th st, n s, bet Central Park West and Manhattan av, known as Ward Nos. 19-28 inclus. of block 918.
- No. 7.—72d st, from Av A to 630 feet east.
- No. 8.—1st av, from 25 ft. n of 43d st to 44th st.
- No. 9.—1st av, from 25 ft. n of 89th st to 90th st.
- No. 10.—133d st, n s, bet Lenox and 7th avs, that part known as Ward Nos. 6, 16, 17-23 inclus. of block 730.

Objections may be filed until Sept. 9th. Confirmation will be asked on Sept. 10th.

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Assessments have been completed and are open for inspection at the office of the Board of Assessors, No. 27 Chambers st, as follows:

- No. 1.—Devoe st, from Ogden to Bremer av—for regulating, grading, curbing and flagging.
- No. 2.—115th st, bet Harlem River and Pleasant av—sewer.
- No. 3.—116th st, bet Harlem River and Pleasant av—sewer.
- No. 4.—114th st, bet Manhattan and Columbus avs—paving with asphalt.
- No. 5.—133d st, bet 1st av and East River—paving.
- No. 6.—122d st, bet Manhattan and Columbus avs—paving with asphalt.
- No. 7.—104th st, from 1st av to East River—paving.
- No. 8.—78th st, n s, bet 2d and 3d avs—flagging.
- No. 9.—87th st, bet 8th and 9th avs—flagging.
- No. 10.—Mount Morris av, w s, bet 130th and 121st sts, and 120th st, n s, bet Mount Morris and Lexington avs—flagging sidewalks.
- No. 11.—F st, from Dyckman st to Bolton road—for regulating, grading, curbing and flagging.
- No. 12.—118th st, bet Morningside and Amsterdam avs—for regulating, grading, setting curb and flagging.
- No. 13.—Amsterdam av, from 194th st to Fort George av—regulating, grading, curbing and flagging.

No. 14.—101st st, from 1st av to East River—for regulating, grading, curbing and flagging.

Areas of assessment of the foregoing are as follows:

- No. 1.—Devoe st, bet Bremer and Ogden avs, and for half the block each way.
- No. 2.—115th st, bet Pleasant av and Harlem River.
- No. 3.—116th st, bet Pleasant av and Harlem River.
- No. 4.—114th st, bet Manhattan and Columbus avs.
- No. 5.—103d st, bet 1st av and East River.
- No. 6.—122d st, bet Manhattan and Columbus avs.
- No. 7.—104th st, bet 1st av and East River.
- No. 8.—78th st, n s, part bet 2d and 3d avs, known as Ward Nos. 1, 4¼, 5, 6, 15, 15½, 16, 17, 17½, 18, 18½, 19½, 20, 21, 21½ and 22 of block 282.
- No. 9.—87th st, s s, Ward No. 4359, and 37th st, n s, Ward Nos. 4478 and 4490, bet 8th and 9th avs.
- No. 10.—Ward Nos. 13, 14, 15, 16 and 17 of block 605, 12th Ward.
- No. 11.—F st, bet Dyckman st and Bolton road.
- No. 12.—118th st, bet Morningside and Amsterdam avs.
- No. 13.—Amsterdam av, from s s of 194th st to Fort George av.
- No. 14.—101st st, from 1st av to East River.

Objections may be filed until September 20th. Confirmation will be asked on September 21st.

One of the most interesting features in the plans for St. Luke's Hospital, now on exhibition at the Germania Building, is the comprehensive system for heating and ventilating, with drawings of the power plant, shown in one of the competitive designs.

Special Notices.

MORRIS E. STERNE WILL GO IT ALONE.

The firm of Alden & Sterne, real estate brokers, established over twelve years on 14th street, has been dissolved by mutual consent. Mr. Morris E. Sterne will continue in business at the old stand, No. 9 East 14th street. Mr. Sterne is well and favorably known as an active, energetic and successful worker. He will transact as heretofore a general real estate business, embracing properties in all parts of the city and give his undivided attention thereto. With first-class facilities, a centrally located office, many years' experience and established reputation Mr. Sterne starts alone under the most favorable conditions and promises to be successful.

Mr. Sterne was formerly treasurer of the Central Safe Deposit Company and is connected with a number of institutions, as well as being a director of the Fourteenth Street Bank. As already stated his office will continue at the old stand, No. 9 East 14th street.

TOBIN & CUFF.

The card of Messrs. Tobin & Cuff, real estate and insurance brokers, appears on another page. These gentlemen are young and active workers, and are well and favorably known to a large and growing clientele. They have a handsome office, are courteous and painstaking, and life-long residents of the district in which they do business, and make a specialty of renting and collecting, which branch of their business is constantly increasing. Messrs. Tobin & Cuff have on their books, for sale, many desirable properties south of 59th street, on the West Side, embracing private houses, tenements, flats and old buildings, the particulars of which they will gladly submit to intending purchasers. Their office is at No. 364 9th avenue, between 30th and 31st streets.

THE SEXTON CUT-OFF TRAP.

Experts say that house-drains cannot be thoroughly tested without using the Sexton Cut-off Trap, manufactured by Michael Sexton, of 1112 3d avenue. The fact that such first-class plumbers as James Muir's Sons & Co., John Tuomey, Byrne & Tucker, John Renehan, and numerous others use it speaks volumes in its behalf. Messrs. Muir use the Sexton trap at the Sherman residence, 5th avenue and 65th street. It is also used at the four private houses being erected by E. W. Candee on 60th street near 5th avenue: the building for the Society for Prevention of Cruelty to Children on 23d street; the extension to Macy's stores, and numerous other places.

AMERICAN MADE ROOFING PLATES.

Attention is directed to the advertisement of Merchant & Co., for a long time the largest and most widely-known importers of roofing plates in this country. Merchant & Co. now announce that they are making a better and heavier and more evenly-coated roofing plate in their own works in Philadelphia than they ever imported, and that because of deterioration in the quality of the English plates, heretofore known as "Merchant's best," they have withdrawn their guaranty and ceased the importation of that article.

Real Estate Department.

The "situation" is fairly reflected in our Gossip column. Nothing of importance has been done this week, and the conditions are good for a continuance of the present dullness for some time to come. This is the vacation season.

H. C. Mapes & Co. announce a great sale of suburban lots for Labor Day, Monday, September 5th, when they will offer 552 lots, at Westchester, N. Y., known as the Beuson estate property, near the Country Club and Pelham Bay Park. This tract was recently sold to a syndicate who have subdivided, regulated and graded it in a thorough way and now offer it at auction. All of the lots lay high and dry, and are beautifully located. The sale will take place at 11 o'clock on the premises. Maps and further information can be obtained from Messrs. Mapes, at No. 59 Liberty street.

It should be added that the title will be guaranteed by the Title Guarantee and Trust Company, free of cost, to the buyers.

CONVEYANCES		
	1891.	1892.
	Aug. 21 to 27, inc.	Aug. 19 to 25, inc.
Number.....	106	137
Amount involved.....	\$1,412,948	\$1,553,110
Number nominal.....	36	51
Number 23d and 24th Wards.....	40	27
Amount involved.....	\$197,176	\$55,357
Number nominal.....	11	5

MORTGAGES.		
	1891.	1892.
Number.....	141	134
Amount involved.....	\$1,563,678	\$1,502,531
Number at 5 per cent.....	72	59
Amount involved.....	\$940,730	\$892,911
Number at less than 5 per cent.....	6	19
Amount involved.....	\$82,000	\$637,000
Number to Banks, Trust and Ins. Cos.....	41	19
Amount involved.....	\$930,525	\$530,000

PROJECTED BUILDINGS.		
	1891.	1892.
	Aug. 22 to 28, inc.	Aug. 20 to 26, inc.
Number of buildings.....	20	51
Estimated cost.....	\$392,733	\$645,739

**Gossip of the Week.**  
SOUTH OF 59TH STREET.

Morris B. Baer & Co. have sold for Thomas Nelson the two five-story brownstone flats, 50x89.4, Nos. 252 and 254 West 33d street, for \$60,000; and to Mrs. Shock the four-story English basement house, 15.6x93.9, No. 218 West 25th street, for \$12,750.

Mrs. S. M. Blakely has sold the premises No. 120 West 47th street, a three-story brownstone dwelling, size 20x50x100, for M. L. Sire, to J. C. Sheulich for \$30,000.

John G. Borgstede has sold for Mrs. Schade the premises No. 332 Stanton street, to Jas. McDermott, for \$8,000.

Dr. B. Grunhut has sold to Mrs. Harriett S. James the four-story tenement, No. 337 West 40th street, 20x50x93.9, for \$11,600.

NORTH OF 59TH STREET.

C. Graham & Son have sold the four-story high stoop residence No. 12 East 92d street, 21x58 and extension x100.8½, to Mr. Liebmann, the brewer, of Brooklyn, for \$34,500 cash.

John G. Borgstede has sold for Peter Daly to Wm. Forster six lots on 161st street, near Elton avenue.

Morris B. Baer & Co. have sold for Henry Smith the four lots on the north side of 145th street, 100 feet west of 10th avenue, for \$42,000.

Barnett & Co. have sold for Geo. Gatfield the two-story frame dwelling, No. 48 West 127th street, 25x100, on private terms.

Haskell & Radiker have sold for Arthur Peck to Philip Brady No. 274 West 70th street, a three-story brownstone dwelling, 18.8x50x100, for \$14,500. Messrs. Haskell & Radiker were the brokers in the trade between Wm. Baldwin and Geo. J. Cohen, reported a couple of weeks ago.

Samuel Colcord has sold to Stephen J. Weaver No. 20 West 75th street, a four-story brown stone dwelling, 21x58x102.2, for \$47,000.

W. E. Jackson has sold for A. C. Bechstein, No. 28 West 70th street, a four-story brownstone dwelling, 20x50x102.2.

Max Simon has sold for Mr. Celler to Mr. Hartman the five-story double flat, northeast corner 98th street and Columbus avenue, size 23.11x 71x74, for \$40,000.

The exchange of properties between Anson Phelps Stokes and Builder Wm. Broadbelt, reported last week, embraced an apartment house on West 101st street besides the Sound View Flats on West 151st street, and Messrs. Whipple & Derby were associated with Broker H. H. Bliss in making the deal. The Newport property is known as the Miantonomi estate, and is 177 feet above high water and 34 feet higher than any other point in Newport. It comprises about 30 acres on Hillside and Coddington avenues, and was laid out years ago as a park with old American elms and thousands of imported trees. Miantonomi (Tammany) Hill is in the centre of this property, its top is surrounded by earthworks built by the British and gives fine views of the ocean, harbor, Narraganset Bay, the bathing beach, etc. Messrs. Whipple & Derby recently sold four acres adjoining on Malbone avenue at \$15,000.

LEASES.

DeBlois, Hunter & Eldridge have leased the house No. 187 Madison avenue for Fitz Hugh Whitehouse to a Mr. Burden on private terms, and for Wm. V. Chapin the house No. 20 East 45th street for three years to Wm. H. Owen at \$2,500 per year.

Brooklyn.

Corwith Bros. have sold the four-story frame double tenement, on lot 25x93, on the south side of Driggs avenue, 25 feet west of Russell street, for J. Manheim, to Charles Haferkorn for \$8,125.

Chas. Buermann & Co., New York, have sold the three-story frame store and lot, 25x100, No. 383 South 3d street, for Miss Mary C. Harley to G. Taft for \$4,500.

H. H. Bliss and J. S. Sturdevant have sold for B. F. Constable the four-story brick stores and apartments, No. 131 Tompkins avenue, corner of Vernon avenue, for \$25,000.

CONVEYANCES.		
	1891.	1892.
	Aug. 20 to 26, inc.	Aug. 18 to 24, inc.
Number.....	372	324
Amount involved.....	\$618,735	\$1,180,399
Number nominal.....	75	62

MORTGAGES.		
	1891.	1892.
Number.....	205	160
Amount involved.....	\$642,534	\$872,334
Number at 5 per cent. or less.....	125	67
Amount involved.....	\$444,834	\$572,530

PROJECTED BUILDINGS.

	1891.	1892.
	Aug. 21 to 27, inc.	Aug. 19 to 25, inc.
Number of buildings.....	63	80
Estimated cost.....	\$532,660	\$340,340

Out of Town.

NEWPORT, R. I.—B. F. Constable, of Brooklyn, has purchased a cottage and grounds on Rhode Island avenue for \$25,000. Brokers H. H. Bliss and J. S. Sturdevant.

ARVERNE-BY-THE-SEA, L. I.—Ludwig Bros., of 14th street, New York, have purchased from Wm. Scheer a plot with over 1,400 feet frontage for \$25,000, which they will improve by the erection of a handsome cottage and stables.

Out Among the Builders.

The competitive design of Cyrus L. W. Eidlitz for the Bleeker Street Savings Bank was formally accepted this week and the architect notified to proceed with working drawings. The foundation for this beautiful building will be laid this fall. The superstructure is to be of marble, and it is easy to predict that the completed building will be one of the most delightful in the city. The amount to be expended is between \$200,000 and \$300,000.

Lederle & Co. have plans on the boards for a seven-story brewery and stock-house to be built in 1st avenue, at the southeast corner of 88th street. The building will be 44.6x125, with brick and stone walls and of fire and water-proof construction. The roof will be of asphalt, and the estimated cost, including all machinery, is put at \$150,000. Patrick Skelly is the owner.

Robinson & Woolworth will convert the two four-story houses, at Nos. 235 and 237 West 53d street, into a stable, with accommodations for some forty horses. The basement and first story will be put into one floor with an entirely new front. A four-story extension, 34x37.6 is to be added, and the top floors arranged for storage purposes. J. E. Terhune is the architect.

John R. Hinchman has the plans for renovating, redecorating and generally overhauling the dwelling of V. Henry Rothchild at No. 32 East 66th street, and for similar work in the residence of Alfred Wolf, at No. 38 same street.

Architect James W. Cole has the plans for a three-story brick storage warehouse, about 56x28, to be built by John P. Ryan on 13th street, just west of 8th avenue, at a cost of about \$3,000.

Brooklyn.

John A. Bliss will build from his own plans seventeen three-story and basement dwellings, 20x50 feet in size, on a plot 175x214.5, on the south side of Dean street, running through to Bergen street. Material, brick and stone; cost, \$17,000 each. Mr. Bliss will also build five brick and stone dwellings on the north side of Dean street, running 100 feet east to New York avenue.

Rev. Anson T. Colt, rector of St. David's Church, East New York, has in prospect the erection of a brick and stone chapel, 30x30, with slate roof. The interior trim will be of yellow pine with open roof. The edifice is to cost about \$10,000, and will be built as the money can be raised. The foundation will be laid at once. R. M. Upjohn is the architect.

Plans are being prepared by J. Graham Glover for a two-story brick warehouse, 67x75 feet, to be erected on Washington avenue, near the Wallabout Market. Henry W. Bischoff is the owner. The cost of the proposed structure has not been estimated.

H. Vollweiler has plans on the boards for two three-story frame apartment houses, 25x58 feet each, to be erected for Welcher & Apel, on the west side of Central avenue, 35 feet north of Woodbine street; to cost \$10,000.

Out of Town.

ILION, N. Y.—The Remington Standard Typewriter Co. of New York is to build a four-story brick and stone factory, 60x220 in size, entirely of mill construction. There will be in addition an engine and boiler house, 40x60, and a dry kiln, 34x70. W. H. Symonds, of New York, has the plans.

SEABRIGHT, N. J.—A two-story basement and attic frame building, 58 4x 48.6, is to be built here for the Infants' Hospital at a cost of \$10,000. James Brits has the plans, and Dr. A. Blair Thaw is the physician in charge.

LARCHMONT MANOR, N. Y.—F. C. Mery has plans under way for a two-and-a-half-story, shingle finished, frame house, 48x38, to be built for a Mr. Mulligan at a cost of \$6,300.

MOUNT VERNON.—Gustav Geissler will build four two-story frame dwellings on the four lots on Prospect avenue that he has just purchased from Potter & Bro.

WESTWOOD, N. J.—James Demarest will build, from plans by J. E. Terhune, a two-story and attic frame dwelling, 35x26, and a one-and-a-half-story frame stable, 34x22, both to cost about \$4,000.

UNION HILL, N. J.—Lederle & Co. have plans under way for a five-story brick and stone stock-house for the Wm. Peter Brewing Co. The building will be 110x59 in size, of fire-proof construction and asphalt roof, costing \$50,000.

RUTHERFORD, N. J.—French, Dixon & De Saldern, New York, have the plans for a two-story and attic frame dwelling, on stone foundations, which will be built for Lewis Lancon. It will be 44x50, have all the improvements and a slate roof, and cost \$6,000.

JERSEY CITY, N. J.—W. H. Vermilyea will build six two-story and basement frame dwellings on the northwest corner of Union and Sackett streets. They are to average 13x58 in size and will cost \$12,000. W. J. Havell is the architect.

HASBROUCK HEIGHTS, N. J.—W. J. Havell has drawn plans for a two-story and attic frame Queen Anne cottage, 30x47, to cost \$5,500, for J. F. Rayeroff.











The Kings Co. Improvement Co. to David Martin. 1,600  
 Lafayette av, n s, 260 e Reid av, 16x100. Fore-clos. John Courtney to Mountank Lodge No. 114 Independent Order Odd Fellows, Brooklyn. 2,238  
 Livonia av, s s, 50 e Sackman st, 100x100. Benjamin Marder to Sidney Beller. Mt. \$4,588. 2,400  
 Marine av, n w cor 95th st, 100x100, New Utrecht. William Walsh, New York, to John H. Schröder. Mt. \$1,000. 2,600  
 Montauk av, w s, 190 s Sutter av, 20x100. Edwin F. Lawrence, Westfield, N. J., to Abram Rankin, Jersey City. 350  
 Myrtle av, s s, 105.3 e Willoughby av, 50x64.6x 51.10x78.2. Louis Kahl, Jr., Long Island City, to Charles A. Wagner. 4,650  
 Myrtle av, s s, 105.3 e Willoughby av, 50x64.6x 51.10x78.2. Ada F. Hendrickson to Louis Kahl, Jr. 4,650  
 Nostrand av, w s, 20 n Lexington av, 40x100, h & l. Louis Johnston, New York, to Anna A. Johnston. B. & S. nom  
 Nostrand av. s w cor Union st, 167.9x100. Samuel N. Garrison to Lawrence F. Carroll and Catharine E. Hayes. Mt. \$2,000. nom  
 Nostrand av, e s, 80 s Crown st, runs east 149.8 to Clove road, x southwest 153.2 x northwest 139.5 to av, x west 41.2. Patent line bet Brooklyn and Flatbush av, 100 n Clove road, runs north 50 x northwest 100 x 50 x 100. Same to same. nom  
 Ocean av, n e cor Voorhis av, 40x110, Flatbush, h & l. Margaret Sullivan to Annie M. Malone. Mt. \$2,500. 4,000  
 Ovington av, n e s, 180.1 s e 18th av, 20x133.3x 20x132.19, New Utrecht. Edingham H. Nichols to James H. Saxe. 275  
 Ovington av, n e cor 13th av, 60x101.5x69x 103.3, New Utrecht. William L. Flanagan, New York, to John J. Campbell. nom  
 Putnam av, s s, 376.8 w Nostrand av, 55x100. Hugh Stewart to Rebecca F. Forman. Mt. \$17,000. exch  
 Railroad av, s w cor Myrtle st, 75x100. Alfred Cobb to George H. Crawford, Jr. Q. C. nom  
 Same property. People State New York to Alfred Cobb. letters patent  
 Railroad av, s w cor Magenta st, 75x100. George H. Crawford, Jr., to Margaret A. wife of Archer C. Puddington. 1,400  
 Schenectady av, e s, 167 s Herkimer st, 18.6x 100. Mary F. wife of Isaac Hoage to Harriet Gaston. Mt. \$2,400. 3,000  
 Stewart av, n e cor Lafayette st, 52x112.6, h s & ls, New Utrecht. John Tanzer to Maria Bautz. nom  
 St. Marks av, s s, 306 e Underhill av, 25x100. Release mort. Anna K. Bock to Margaret Curran. 1,000  
 Stillwell av, e s, 100 s Av S, 60x100, Graves-end, h & l. James H. Donohue to Jessie W. Townsend. Mt. \$2,500. consid. omitted  
 Stone av, s w cor Dean st, 33.3x100. Hugh Sullivan to Robert Smith, Brooklyn, and George Engert, Montclair, N. J. 1,300  
 Thatford av, e s, 125 n Blake av, 50x100, h s & ls. Barnett Levin and Max Gittelsohn to Elias Goodman. Mt. \$3,000. 3,500  
 Tompkins av, n w cor Willoughby av, runs north 77.6 x west 80 x north 22.6 x west 45 x south 100 to Willoughby av, x east 125. James A. Bell and Mary L. his wife to The Central Presbyterian Church, Brooklyn. All title. Mt. \$15,000, &c. 20,449  
 Tompkins av, n e cor Halsey st, 20x100. Charles Robins to Adolf Osborg. Mt. \$8,500. 14,000  
 Vernon av, s s, 131.3 w Stuyvesant av, 31.3x 100, h s & ls. Release mort. Joseph Naul to Louis Beer and Michael Schaffner. nom  
 Willoughby av, n w cor Sumner av, 76x100, h s & ls. Adela wife of John N. Longhi to Anna F. Henderson. nom  
 Same property. John N. Longhi to Anna F. Henderson. Q. C. nom  
 4th av, n e cor 77th st, 109x100. Contract. Lemmy A. Halstead to Daniel E. Bedell. 3,350  
 5th av, e s, 68 s 13th st, 20x80, h & l. Charles J. Kinsey to Irvine R. Corrigan. exch  
 5th av, e s, 50.2 s 46th st, 35x100. Henry Kettlebott and John Wichern to Frederick Albert. 1,050  
 Same property. Release mort. Edward T. Hunt and trustee Thomas Hunt to John Wichern and Henry Kettlebott. 427  
 5th av, s e cor 78th st, 107.2x152.1x100.4x182.6. Rebecca F. Forman and Thomas J. Ford to Frank R. Caulkins. Mt. \$1,000. Aug. 18. 4,500  
 8th av, n w s, 25.3 n e 17th st, 37.6x75.6, h s & ls. Frances H. Dike, New York, to Oscar D. Dike. 6,630  
 11th av, east cor 55th st, 100.2x386.8x112.2x437. New Utrecht. Joseph H. Deery to Andrew D. Baird. Mt. \$1,500. exch  
 13th av, north cor 66th st, 40x100, Lefferts Park. Edingham H. Nichols to Charles H. Yoke, Saugerties, N. Y. 500  
 19th av, east cor 79th st, 100x100, Van Pelt Manor. John L. Nostrand to George Eckstein. 2,500  
 19th av, south cor 78th st, 100x100, Van Pelt Manor. Same to William Wager. 2,500  
 Lots 1 and 2 map of 90 lots, Bath Beach, of Edward Egolf. John A. Lott, Jr., to Emma M. Barth. 1,050  
 Lots 11-15 block 2 map New Utrecht Impt. Co., New Utrecht. The New Utrecht Impt. Co. to John Powell. 450  
 Lots 214 and 215 block F map Vanderveer home- stead. John H. Vanderveer to Rosalie Wichmann. 800

Lots 306-309 block 643 and 19-25 block 638 map No. 2, map of German-American Improve- ment Co., 26th Wrd. Release mort. Cord and Christian M. Meyer exrs. Cord Meyer to The German-American Improvement Co. 2,750  
 Lot 331 Murphy property, Flatbush. People State New York to Hiland H. Hervey. letters patent  
 Lots 388-394 map of Zabriskie homestead, Flat- bush. Release mort. Jeremiah L. Zabriskie et al. exrs. Abby L. Zabriskie to John H. Vanderveer. 1,400  
 Lots 362-367 map A. W. Parker property, Bath Beach. Edward Egolf to John L. Garvey, New York. 1,300  
 Lot 615 block 16 map No. 1 of 618 lots Cowen- hoven farm, New Utrecht. Mathew Muthes to Gustav Manz. 175  
 Lot 16 and 17 block No. 1 map 231 M. J. Ber- gen property, New Utrecht. Balanis Chenier to Robert W. Dixon. 400  
 Lots 300-305 and 487-491 blocks 11 and 15 map 1,197 lots of W. Ziegler, in Flatbush. Peter Patten to Bernard J. Reynolds, New York. 1,352  
 Lots 21-50 map of Margaret Stillwell property, New Utrecht. Release mort. Walter F. Kingsland, Babylon, L. I., to John G. Die- den, New York. consid. omitted  
 Lots 331 and 332 map Williamson homestead. Catharine L. Babcock to Morris Rosenthal and Israel Apfelbaum. 700  
 Lots 377-381 and 403-407 block 8 map 937 lots, New Utrecht Improvement Co., New Utrecht. The New Utrecht Improvement Co. to Frank B. Mills, New York. 3,000  
 Interior gore, 79.9 s w Broadway, on a line which at s w s of Broadway is 102.11 s e Madison st, runs west 20 x south 11 x east 9 x northeast 15.7. Release mort. Maud P. Nelson to Robert L. Moores and Charles A. La Quenne. nom  
 Part of lot 41 map Ruffle Bar, Flatlands Bay. Henry L. Schmeek to Maria W. Bergen. nom  
 Wood road, parcel begins at south cor of the plot, runs west 9 chains and 37 links by land of Jane Roberts, x east 5 chains and 29 links by woodland of Eleanor Denyse, x east 11 chains and 13 links by land of Geo. B. Kelly, x westerly along J. L. Van Pelts 6 links x west 5 chains and 32 links adj J. Denyse, x west 52 links to said Wood road and point of beginning, except portion taken for Frank- lin or Fort Hamilton av, h s & ls, New Utrecht. John G. Dieden to Hugh Stewart. exch  
 All rights and franchises of The Brooklyn, Bushwick & Queens Co. Railroad. Leonidas Dennis to Henry D. Donnelly and John Englis trustees. 200,000

**WESTCHESTER COUNTY.**  
 AUGUST 17 to 22—INCLUSIVE.  
 CORTLANDT.  
 Manser, Frank to Thos. Tionon, lot s Park st, 80x125. \$1,550  
 Tuttle, Luther B. to Mary A. Dyckman, e s Post road, 205x494x82x514. 1,100

**EASTCHESTER.**  
 Bennett, Jas. C. to Hannah M. Martin, lot 146 map Mt. Vernon, 100x105. 2,000  
 Bellesheim, Anna to Karoline Baumert, part lot 50 map West Mt. Vernon, 50x100. 5,000  
 Cranford, Kenneth to Chas. Wilken, lots 4 and 5 map 1, South Vernon Park. 1,680  
 Dooling, John to Mary Dooling, part lot 479 e s 6th av, Mt. Vernon, 25x105. nom  
 Fuechsel, Clarence H. et al. guard. of, to Geo. H. Fuechsel and ano., lot 38, Central Mt. Vernon, 50x100; also lot 178, West Mt. Ver- non, 100x100. 2,800  
 Fuechsel, Geo. H. and ano. to Cath. Fuechsel, same property. 4,500  
 Harrington, Wm. W. to Geo. Twidy, part lot 906 w s 11th av, Mt. Vernon, 47x105. 1,400  
 Haskin, John B. and ano. to Wm. M. Howe, 3 acres salt meadow, adj Griffins Creek. 700  
 Leroy, Harriet E. to Henry Fink, lot 20 dia- gram 1 map part Farrington estate, 54x110. 600  
 Miller, Carlos J. to Francis M. Carpenter, lots 20, 30, 31, 32 grantor's map. 2,500  
 Noble, Chas. to Nellie B. Mortimer, lots 53-56 e s 1st av, Mt. Vernon, 20x210. 16,000  
 Oakley, Thos. exr. of, to Thos. P. Oakley, s e cor Oakley and Union sts, 71x100x104x100. 600  
 Same to Margt. G. Oakley, n s 7th av, 175 e Lincoln av, 74x98.2. 600  
 Same to same, s s Oakley st, 100 e Union st, abt 100x100. 600  
 Oakley, Margt. G. to Chas. M. Oakley, same. 6,000  
 Phipps, Edw. L. E. to Anton Eggert, lot 249 n w s Catharine st, Washingtonville, 50x100 3,000  
 Pyke, Robt. S. to Minnie F. West, part lot 159, West Mt. Vernon, 50x100. nom  
 Robrig, Wm. F. to Chas. Noble, lot 51 n s Bridge st, Central Mt. Vernon, 50x100; also, lots 53-56 e s 1st av, Mt. Vernon, 200x210. 26,000  
 Trade, John, Jr., to Adelheid Sundermann, part lot 581 s s 19th av, Wakefield, 33.4x114. 3,300  
 Van Ander, Richard to Barbara Muth, west half lot 887 s s 19th av, Wakefield, 50x114. 1,450

**GREENBURGH.**  
 Brant, Grace P. to John F. Buckhout, lot 17 s s Maple av, grantor's map. 225  
 Bell, John W. to Mary Walsh, lots 9 and 35 map property Jas. C. Bell, Hastings. 1,300

Elmsford Impt. Co. to Augustin F. Diaz, lot 1 block 45, Elmsford Park. 5  
 Same to Alois S. Kopec, lot 9 block 41. 5  
 Same to Fred Reyher, lot 17 block 42. 5  
 Same to Annie E. Stein, lot 29 and 30 block 53. 5  
 Same to John W. Bush, lot 27 block 23. 5  
 Same to Paul Nathan, lots 50 and 51 block 47. 5  
 Same to Aug. Nathan, lots 12 and 13 block 47. 5  
 Manhattan Investment, &c., Co to Aug. Gunt- zel, lots 4, 5 and 6 block 11, Manhattan Park. 575  
 Same to Leopoldine Fechner, lot 7 block 23 same map. 500

**HARRISON.**  
 Gainsberg, Samuel H. to Thos. Dalton, lots 29 and 30 block 18, Silver Lake Park. 575  
 Same to Frank Jehanes, lot 45 block 29. 150  
 Same to Frank Barco, lots 40 and 41 block 19. 400  
 Same to Felici Liciano, lot 21 block 8. 325  
 Same to Jan Hovorka, lot 19 block 7. 300  
 Same to Geo. P. Halleran, lots 27 and 28 block 18. 575  
 Same to John Copek and ano., lots 36 and 37 block 29. 850  
 Same to Pietro A. Lusiano, lot 23 block 8. 325  
 Smadbeck, Louis to Aug. Karst, lots 603 and 604, Brentwood Plaza. 600  
 Same to same, lot 835 same map. 150  
 Same to Daniel Cosgrove, lot 811 same map. 200  
 Same to Henry C. Schmidt, lot 894 same map. 150

**MAMARONECK.**  
 Flint, Edw. E. to Walter C. Hunting, n e cor Woodbine and Grove avs, 92x100. 1,470  
 Smith, Peter to Julia Dillon, lots 10 and 11 s s Boston road map property Adam Coles. 400

**MOUNT PLEASANT.**  
 Newman, A. Watson and ano. to Eugene Stone, tract on Twitchings Cross roads, 48 acres, 14,466  
 Stone, Eugene to Louis Smadbeck, same prop- erty. nom  
 Smith, Wm. R. to Henry Reinhardt, lots 50 and 51 block 3, Lake Kensico. 475  
 Smadbeck, Louis to Chas. Weiland, lot 3142, Sherman Park. 150  
 Same to David Froth, lot 344. 125  
 Same to Wm. F. McMullon, lots 6599-6602. 500  
 Same to Ellen Harding, lot 6488. 200  
 Same to Magdalena Miller, lots 6291 and 6292. 350  
 Same to Hugh McDermott, lot 6738. 200  
 Same to Rosie Waldbueser, lot 6661. 150  
 Same to John Genuard, lot 6670. 150  
 Same to Jas. Cowe, lots 6169 and 6170. 300  
 Same to Aug. J. J. Kiewicz, lots 3461 and 3462. 240  
 Same to Hermann Boering, lots 6228 and 6229. 450  
 Same to John Gick, lots 2640, 2641, 6271-6276. 1,650  
 Same to Margt. Erb, lots 6659 and 6660. 300  
 Same to Georgio Narberti, lots 7065-7069. 500  
 Same to Peuro E. Arenclibia, lots 7076-7086. 1,200  
 Same to Wm. H. Fowler, lot 2757. 150  
 Same to Cord Havecker, lots 6032-6035. 450  
 Same to Bridget Hogan, lot 6338. 175  
 Same to Nettie Hoffman, lots 7087 and 7088. 300  
 Same to Jos. D. Kueny, lots 1981 and 1982. 400  
 Same to Patrick McManus, lot 6336. 200  
 Same to Mary A. McManus, lot 6337. 200  
 Same to Meggie Quinn, lot 6836. 125  
 Same to John Roos, lots 6224 and 6225. 500  
 Same to Kate Sullivan, lots 6356 and 6357. 350  
 Same to Mary Sullivan, lots 6236 and 6237. 350  
 Same to Chas. Linder, lots 6334, 6335, 6354 and 6355. 750  
 Same to Frank Dorn, lots 6701-6711, 6782, 6783 and 6784. 2,100  
 Same and ano. to Jas. H. Dodd, lots 511 and 512, Lakehurst. 300  
 Same to Emelia Rosenberg, lot 500 same map. 125  
 Washburn, Steph. L. to John Ward, 3 parcels on road from Pleasantville to Sing Sing, abt 12 acres. 4,500

**NEW ROCHELLE.**  
 Hudson, Maria A. to Deborah A. Matthews, lot 2 8 s w s Park View av map Residence Park, 60x130. 1,400  
 Woodbury, Julia M. to And. R. Bradley, s w cor Morris and North sts, abt 137x200. 3,000

**NORTH CASTLE.**  
 Putney, Geo. T. to Chas. A. Barnard and ano., 25 acres on Whipporwill road. 400  
 Reynolds, Wm. T. et al. F. M. Thompson ref., to John A. Mills, 50 acres on road from Bedford to White Plains. 2,000

**OSISING.**  
 Larkin, Francis to Edgar L. Requa, s e cor Agate and Pristley av, 50x150. 500  
 Williams, Sophia et al. to Frank G. Smith, lots 7 and 8 Lynden av map lots on Dale av. 1,195

**PELHAM.**  
 Pelhamville Land, &c, Assoc. to Gilbert J. Angevine, lot 58 and west half 44, Chester Park. 600  
 Same to John F. Kaiser, south half 99 same map. 365  
 Waeterling, Aug. C. to Lucy Rollison, s e cor Jackson av and Peace st, 300x200; also s s Jackson av, 350 e Peace st, 50x200. nom

**RYE.**  
 Eddy, Jane B. to Alice T. Smith, lot adj Mary Cushman, 150x150. 1,500  
 Ryan, Wm. to Terrence McKenna, s s North Regent st, 50 e Willett av, 50x100. 180

SCARSDALE.

Arthur Suburban Home Co. to Wm. Orthlieb, lots 15-20 block 11, Arthur Manor. 1,650

WESTCHESTER.

Fremont, Otto to John G. Maurer, lot 74 map McGraw estate. 200

WHITE PLAINS.

Barnes, Samuel J. et al. to Chas. Hurn, lots 18, 39 and 40 map Washington Heights. 1,330

YONKERS.

Bechstein, Aug. C. to Alex. H. Ebbes, lot 40 n s Valentine lane, grantor's map. 3,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

AUGUST 19, 20, 22, 23, 24, 25.

Alcott, John to John Batton. Columbus av, s e cor 65th st, runs east 100 x south 27.5 x west 86.11 to Boulevard, x 26.2 to av, x north 2.10. Aug. 19, demand. \$1,426

Broessler, John mortgagor with Jacob Biekes mortgagee. Extension of mort. Aug. 23, nom

Keller, Valentine to Eva Bechtel, Stapleton, S. I. Norfolk st, No. 170. Store lease. Aug. 22, note. 700











Table listing various companies and their assets/liabilities, including Metropolitan Elevated Railway Co., Manhattan Railway Co., and others.

Table listing owners and contractors for various properties, including Peter Sabio and Gaetane Pizzatti, and others.

Table listing property owners and contractors, including H. F. Dabelstein and T. C. Johansmeyer, and others.

Editor RECORD AND GUIDE: On July 7th we filed a lien against property of the Third Avenue R. R. Co., on 3d avenue, between 65th and 66th streets, for money due us by P. Carroll and O. P. Quirk.

Discharged by order of Court on filing bond. Discharged by depositing amount of lien and interest with County Clerk.

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

KINGS COUNTY.

Aug. 19 to 25—Inclusive.

Table listing property owners and contractors in Kings County, including Fowler, Bernard J., and others.

KINGS COUNTY.

Aug. 19 Hudson av. No. 55. Patrick Murray agt Peter and Kate O'Donnell, owners and contractors.

Table listing property owners and contractors in Kings County, including Glenmore av. n. s. 100 w Van Sielen av., and others.

KINGS COUNTY.

Aug. 18 Broadway, s e cor Schaeffer st, 100x80.

Table listing property owners and contractors in Kings County, including Emil Lazausky agt Mrs. C. Skillman, and others.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including Fourteenth st. Nos. 624-640, s. s. 363 e Av B, and others.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including Second av. Nos. 112-114, e s. 25 s 7th st, 52 x—, and others.

BUILDINGS PROJECTED.

A handsome bound volume of over 250 pages, containing, (1) The New York Building Law, with headings, complete Index, Marginal Notes and Colored Illustrations, showing the heights and thicknesses of walls for all kinds of buildings; (2) Regulations of the Building Department; (3) Tenement and Lodging House Laws; (4) Law Limiting the Height of Dwelling Houses; (5) Laws for Extinction and Prevention of Fires, etc.; (6) Regulations of the Department of Public Works; (7) State Factory Inspection Law; (8) Mechanic's Lien Law; (9) Complete Directory of Architects, for New York, Brooklyn, Newark and Jersey City. This valuable book is for sale at THE RECORD AND GUIDE office, 14 and 16 Vesey st. Price, \$2.00.

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

NEW YORK CITY.

Table listing buildings projected in New York City, including Monroe st, No. 94, six-story brk and iron building, and others.





RECEDED LEASES.

For long term leases, also assignment of leases, see Leasehold Conveyances.

Table with columns: NEW YORK, Por Year, and property details including addresses and lease terms.

Table listing property owners and details, including names like Ferdinand, Samuel, George P., and addresses.

Table listing property owners and details, including names like Stein, Charles, Schmitt, George, and addresses.

HOUSEHOLD FURNITURE.

Table listing household furniture items, including names like Angelo, Victoria, Auspitz, A., and addresses.

CHATELLETS.

NEW YORK CITY.

AUGUST 19 TO 25—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures, including names like Altieri, Jerry, Arstein, Alois, and addresses.

Table listing property owners and details, including names like O'Connor, John, O'Connor, T. E., and addresses.



Table listing various businesses and their locations in Kings County, including entries for Castorino, Davidson, Flanagan, Fox, Fauth, Hagerty, Hapner, Hauck, Hertel, Hymann, Jones, Kopf, McGurk, Mead, Miller, Parentina, Pernicaro, Prager, Robinson, Ruschhaupt, Sostman, Schuster, Schwoebel, and Sutcliffe.

ASSIGNMENTS CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including entries for Augner, Bachmann, Fiske, Jenner, Markrantz, Meyer, and Weil.

KINGS COUNTY.

AUGUST 18 TO 24—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures, including entries for Adams, Archie, Bachert, Barr Bros, Bartuzkows, Beutel, Blattmacher, Borchers, Bormann, Branatis, Bradshaw, Brunjes, Daly, Dermody, Diehl, Dorgelot, Dougherty, Duffy, Emanuel, Eucker, Fretz, Gerquist, Guise, Hayden, Hamil, Hart, Hartmann, Healy, Keim, Kloot, Koerner, Klein, Lynch, Lambert, Leavy, Loeffler, Magejewicz, Marje, Maus, McGuinn, Miller, Mulroy, Meyer, Nelson, O'Donnell, and Ogermann.

Table listing various businesses and their locations in Kings County, including entries for Porcio, Pfaeffe, Rapp, Reid, Riemschneider, Rohrer, Rourke, Rugge, Schmitt, Schiehl, Smith, Sirlam, Sabath, Schmit, Sohn, Sobott, Stoeber, Temme, Undtusch, Wagner, Weissler, Wilson, Wynne, Ward, Woodside, Zeeg, and Zwing.

HOUSEHOLD FURNITURE.

Table listing household furniture, including entries for Alcock, Arkwright, Austin, Bassett, Bogan, Bayard, Bernard, Brady, Butler, Campbell, Clark, Cameron, Carter, Carey, Denis, Erickson, Foley, Fickert, Good, Gorman, Hardcastle, Holly, Hart, Heintz, Hutton, Lind, Lutz, McKee, McNamara, Metz, Michael, Magul, Mauff, McElmold, Morgan, Pamurez, Pfister, Prime, Salg, Salmon, Shenahan, Shine, Smith, Symonds, Walters, Althuser, Berger, Bernstein, Blank, Brown, Busch, Carly, Console, Derrick, D'Orazio, Fahbusch, Feinsneider, Faraco, Grenz, Hahn, Hertel, Joche, Jahrdoerfer, Alcock, Arkwright, Austin, Bassett, Bogan, Bayard, Bernard, Brady, Butler, Campbell, Clark, Cameron, Carter, Carey, Denis, Erickson, Foley, Fickert, Good, Gorman, Hardcastle, Holly, Hart, Heintz, Hutton, Lind, Lutz, McKee, McNamara, Metz, Michael, Magul, Mauff, McElmold, Morgan, Pamurez, Pfister, Prime, Salg, Salmon, Shenahan, Shine, Smith, Symonds, Walters.

MISCELLANEOUS.

Table listing miscellaneous items, including entries for Althuser, Berger, Bernstein, Blank, Brown, Busch, Carly, Console, Derrick, D'Orazio, Fahbusch, Feinsneider, Faraco, Grenz, Hahn, Hertel, Joche, Jahrdoerfer, Kayser, Lange, Lawrence, Le Vie, McAuley, McSorley, Merick, Martini, McHugh, Musso, Schroeder, Smith, Stern, Taylor, The River and Rail Electric Light, Whelan, Same, Bodecker, Boustead, Butt, Ewald, Fedde, Plunkett, Scheffer, Wisendanger, and Wirth.

Table listing various businesses and their locations in Kings County, including entries for Kayser, Lange, Lawrence, Le Vie, McAuley, McSorley, Merick, Martini, McHugh, Musso, Schroeder, Smith, Stern, Taylor, The River and Rail Electric Light, Whelan, Same, Bodecker, Boustead, Butt, Ewald, Fedde, Plunkett, Scheffer, Wisendanger, and Wirth.

BILLS OF SALE.

Table listing bills of sale, including entries for Bodecker, Boustead, Butt, Ewald, Fedde, Plunkett, Scheffer, Wisendanger, and Wirth.

ASSIGNMENT OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including entries for Freestone.

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 conveyances in Essex County, including entries for Abbe, Ake, Allen, Alruth, Baker, Berman, Beckwith, Bonykamper, Bramley, Bradley, Breintail, Brady, Burnett, Burns, Canfield, Cassidy, Cavansgh, Cerrate, Chandler, Coddington, Cogan, Condit, Coover, Crommelin, Dempsey, Dickinson, Ditrig, Dodd, D'Orazio, Downing, Forest Hill Assoc, Francisco, Glorieux, Greenberg, Grimm, Hambrecht, Hayes, Hayden, Hedden, Heinsch, and Hession.



Table listing names and addresses with associated values, including Hochadel, Mary; Horstmann, A B; Howell, H C; Howell, J E; Howell, E W; Jessup, Emily; Kellner, Joseph; Kessler, W H; Kilburn, I B; Lindsley, James; Lindsley, O W; Lippmann, Max; Littell, J R; Littell, J R W; Lockward, L G; Maclay, I W; Mackin, Francis; Maclean, I W; Mahr, Josephine; Martin, P H; Mayerhoff, Joseph; Mayerhoff, Isaac; McDonald, Elizabeth; McEnroe, Patrick; McEnroe, Ann; Meisner, Morris; Mersfelder, Louis; Mersfelder, Louis; Mills, A D; Mills, A D et al; Mills, G H; Muller, Rudolph; Munn, J A; Murray, Charles; Newark Land and Impt Co; North Newark Land Co; Parsons, F W; Resioaki, Bernard; Russell, J H; Savage, H H; Same; Semon, Peter; Sire, A I; Sinnott, T J; Simpson, A M; Scott, Spencer; Spellmeyer, M H; Smith, Henry; Smith, G A; Small, Charles; Snyder, F W; Spuhler, William; Stein, Albert; Sullivan, M E; Thorn, G J; Tichenor, C E; Van Ness, L J; Ward, F C; Ward, E M; Watson, W A; Webb, H V; Whitteley, Watson; Same; Same; Same; Way, Minnie.

MORTGAGES.

Table listing names and addresses with associated values under the MORTGAGES section, including Abt, Joseph; Baldwin, F H; Bartholomew, H D; Bierman, Charles; Same; Same; Same; Same; Blum, Marks; Brenhaus, Charles; Butts, George; Casey, Henry; Chew, C P; Cowell, D J; Cuddy, Michael; Daily, Catharine; Daly, James; Day, A J; Dempsey, J M; Dobbins, H W; Essig, J J; Frazer, S F; Fredericks, M J; Fritz, Carl; Greathead, E R; Griensch, Ludwig; Grimm, Herman; Grimme, George; Hay, G N; Heinisch, R C; Henke, Hermann; Hesse, J N; Holzhauser, Werner; Huzhes, James; Hochadel, Mary; Horstmann, A B; Howell, H C; Howell, J E; Howell, E W; Jessup, Emily; Kellner, Joseph; Kessler, W H; Kilburn, I B; Lindsley, James; Lindsley, O W; Lippmann, Max; Littell, J R; Littell, J R W; Lockward, L G; Maclay, I W; Mackin, Francis; Maclean, I W; Mahr, Josephine; Martin, P H; Mayerhoff, Joseph; Mayerhoff, Isaac; McDonald, Elizabeth; McEnroe, Patrick; McEnroe, Ann; Meisner, Morris; Mersfelder, Louis; Mersfelder, Louis; Mills, A D; Mills, A D et al; Mills, G H; Muller, Rudolph; Munn, J A; Murray, Charles; Newark Land and Impt Co; North Newark Land Co; Parsons, F W; Resioaki, Bernard; Russell, J H; Savage, H H; Same; Semon, Peter; Sire, A I; Sinnott, T J; Simpson, A M; Scott, Spencer; Spellmeyer, M H; Smith, Henry; Smith, G A; Small, Charles; Snyder, F W; Spuhler, William; Stein, Albert; Sullivan, M E; Thorn, G J; Tichenor, C E; Van Ness, L J; Ward, F C; Ward, E M; Watson, W A; Webb, H V; Whitteley, Watson; Same; Same; Same; Same; Way, Minnie.

Table listing names and addresses with associated values, including Hussey, P J; Jones, William; Keens, M C; Kellner, Joseph; Laighton, G J; Lehmann, R B; Lehman, Isaac; Lermann, Christian; Less, Andrew; Littell, J R W; Long, E N; Lovelace, Elizabeth; Mallet-Prevost; Martin, Lottie; McEgan, J F; Mezel, Hugo; Mitchell, Eva; Moffat, A L; Monheimer, Otto; Mulligan, John; O'Rourke, Jeremiah; Palmer, A E; Parkes, J V B; Peloubet, F W; Powleson, S J; Riley, Bridget; Rohm, Otto; Ross, C P; Sayre, S F; Schaffenberg, A E; Smith, A B; Strassburger, Herman; Taylor, A G; The Montclair Athletic Club; The West End Land Improvement Co; Treiber, Valentine; Vaughn, H A; Vitale, Ippolito; Vollmer, Frederick; Werle, Peter; White, E W; Yearance, S E; Young, J P; Zarillo, Michele.

CHATEL MORTGAGES.

Table listing names and addresses with associated values under the CHATEL MORTGAGES section, including Abbott, J W; Ahrens, M L; Babendreier, G A; Balzer, Joseph; Buchanan, William; Butler, Maggie; Cannon, C E; Cohen, L J; Cooke, J G; Curry, Charles; Flannigan, John; Frear, G W; Fry, W B; Fritz, Carl; Fryer, Richard; Gfeller, Christ; Golliza, Angelo; Hartmann, Berthold; Heyrich, John; Keller, William; Koenig & Jahn; Lawrence, R B; Littlefield, James; Lucking, Alexander; McFarland, Benjamin; Meeker, Minnie; Miller, A M; Minis, Gennaro; Morbacher, Jacob; Mount, E A; Pearl Typewriter Co; Pester, Frederick; Pfister, Charles; Robertson, A C; Sayre, M L; Schneer, A E; Silbreyesen, Ferdinand; Sinsheimer, A L; Stibon, I M; Stetson, E T; Stewart, Samuel; Taylor, Daniel; Thurecht, George; Turner, W T; Van Cleve, W S; Wilhelm, R E; Wolfberger, J F.

JUDGMENTS.

Table listing names and addresses with associated values under the JUDGMENTS section, including Clarkson, Harry; Longinotti, John; Schnessler, W G.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses with associated values under the HUDSON COUNTY CONVEYANCES section, including Blackwell, Samuel; Booram, Cornelia; Bouras, Thomas; Butts, Marie; Carroll, Bernard; Same; Same.

Table listing names and addresses with associated values, including Clark, Richard; Dewey, J H; Dinan, Catharine; Donnelly, Annie; Ehrenius, J W; Foster, Kate; Fuller, D B; Frommel, Oscar; Garratson, Harman; Gerlach, Pauline; Gibbons, J T; Hansen, Henry; Hanson, Clara; Haslam, M I; Heinsheimer, Henry; Hillier, G R; Hoche, Mary; Huson Electric Light Co; Jewett, Maggie; Kappler, Josephine; Kelly, Patrick; Kennedy, William; Kerrigan, M S; Lemal, F A; Luxton, Susan; Mackenzie, Alexander; Mackenzie, G R; Mackenzie, Mary; McDermott, T J; McGovern, John; McKay, H W; McKeever, Mary; Mount, S C; Ogden, W B; Nicholas, E H; Receiver of the Trinidad Heiman Insulated Wire Co; Receiver of the Calender Insulating and Waterproof Co; Rose, Charles; Schuyler, Angelica; Schultz, Otto; Seibert, A E; Sewell, Robert; Schuyler, Angelica; Sionigen, Mary; Sterns, J O; Steinhoff, Josephine; Suckley, Rutseu; Tappan, J B; Taylor, T H; The Hoboken Land and Improvement Co; The Kearney Land Co; The First Methodist Episcopal Church; The Hoboken Land and Improvement Co; Tierney, John; Toffey, J J; Vreeland, Elizabeth; White, Mary; Wright, G W; Zoelner, August.

MORTGAGES.

Table listing names and addresses with associated values under the MORTGAGES section, including Abrams, S B; Boeckel, J C; Bollinger, Jacob; Caldwell, John; Campbell, W T; Callaghan, Philip; Chapman, Sanford; Cereghins, Frank; Coleman, J J; Cohn, Jacob; Crawley, Matilda; Cullen, William; Cumberly, Nicholas; Curry, Mary; Davis, James; Dinan, Daniel; Eaton, Mary; Frank, Elizabeth; Gibbons, J T; Grosser, August; Gunset, Jacob; Jenks, W A; Kingsbury, Martha; Knight, W W; Lemal, Elizabeth; Long, G W; MacDonald, Jane; Maher, D P; McComb, Joseph; Morse, Mary; Nichols, F A; Nimms, James; O'Brien, William; O'Mara, J H; Riccio, Michael; Rosenthal, Bernard; Schenck, Anna; Schultz, Otto; Schuck, August; Schulz, Adolph.

Segale, Sophie—The Palisade B and L Assoc, West Hoboken, installs.....	1,000
Signell, J Y—B Carroll, Union, 5 years.....	250
Signell, C O—B Carroll, Union, 5 years.....	200
Sobel, David—Marie Butts, Union, 6 years.....	5,000
Staats, K F—C H Weller, Bayonne, 1 year.....	300
The Columbia Rolling Mill Co—The New Jersey Title Guaranty and Trust Co, to secure an issue of bonds, 30 years.....	85,000
The Norwich Insulated Wire Co—T Sylvester, Harrison, 1 year.....	21,000
The trustees of School District No 10—J Ullrich, Union, 5 years.....	3,000
Thompson, M J—E T Paxton, 2 years.....	200
Vreeland, W W—T McIntyre, Bayonne, 5 years.....	200
Vogel, Christopher—Adelaide Lussen, West Hoboken, 5 years.....	4,000
White, James—M Ward, 3 years.....	2,000
Wolf, John—C Fox, Union, 2 years.....	1,200
Wychoff, C W—J O'Connell, West Hoboken, 5 years.....	2,000
Zeman, Frank—P H Carling, West Hoboken, 3 years.....	600

CHATTEL MORTGAGES.

Abel, Hermann, H. boken—Beadleston & Woerz, saloon.....	310
Ameri, P L—J Ostermann, pianos, organs, musical works and instruments.....	500
Baltze, George, Bayonne—C Becker, bakery.....	400
Bodgett, Sadie—John Mullins & Co, furniture.....	155
Cohen, Rachel, Bayonne—J Cohen, dry goods, clothing and Yankee notions.....	400
Columbia Rolling Mills—The N J Title, Guaranty and Trust Co, machinery, fixtures, &c.....	85,000
Casey, James—Bertheimer & Schmidt, saloon.....	500
Daubney, Lizzie—Garvey Bros, furniture.....	154
Daggan, H C, Hoboken—Garvey Bros, furniture.....	255
Eggers, F C and C H Schluter, Hoboken—J M Quimby & Co, landau.....	550
Evers, Charles, Bayonn—Beadleston & Woerz, saloon and lease.....	500
Fischer, Adolph, Hoboken—Philip Schefer & Son, saloon.....	416
Fallon, E B—Bernheimer & Schmidt, saloon.....	1,450
Hansen, Jacob—G Dompierre, furniture.....	70
Hartman, Wilhelm—The Bachman Brewing Co, saloon.....	300
Heck, G E—G Schoch, saloon.....	600
Kantrowski, Anton—G Dompierre, furniture.....	94
Knapp, Katharine, Union—D Bernes, saloon.....	400
Kreig, G F—H M Edelman, restaurant.....	165
Kurzel, Gustav—J Monensheim, saloon lease.....	1,050
Laird, W R—The Low Art Tile Co, 1 soda water fountain and fixtures.....	925
Lentz, Louis—R Greff, horse, wagon, harness, machinery at the Diamond Coffee Mill.....	150
Mach, James—Bavarian Brewing Co, saloon.....	500
Marsb, Harvey, Jr—The Lembeck & Betz Eagle Brewing Co, saloon.....	1,235
McLaughlin, James, Hoboken—D Bernes, saloon.....	325
Mohle, A F, Hoboken—G Ehret, saloon.....	3,000
Moran, Mary, New Durham—Garvey Bros, furniture.....	197
Naylor, Sarah L—Jordan & Moriarty, furniture.....	151
O'Neill, M J—J Elliott, saloon.....	500
Riso, Frank—M Balstrieri, barber shop.....	55
Ruminski, Ignaz—G Dompierre, furniture.....	184
Segl, Henry—S T Valentine, horse, wagon, harness, bakery fixtures.....	200
Smith, Patrick—John Mullins & Co, furniture.....	137
Steinrieb, Conrad—F Widmer, embroidery machine.....	170
Spitzer, C—The Nat Cash Reg Co, register.....	175
Stackner, Robert and George Grant, Hoboken—Beadleston & Woerz, saloon.....	375
Stumpf, F C, Hoboken—J Bauman, furniture.....	218
Vand-berck, Henry—G Dompierre, furniture.....	95
Washburn, Julia—J Wasserzug, furniture.....	606
Weitzel, Theodore—American Brewing Co, saloon.....	150
Westling, Richard—The Burton Brewing Co, saloon and lease.....	500
Witt, William—G Dompierre, furniture.....	175
Wissert, Daniel—The Nat Cash Reg Co, register.....	153
Ziegebauer, Leonhard—The William Peter Brewing Co, saloon and lease.....	800

BILLS OF SALE.

Becker, Christopher, Bayonne—G Baltze, bakery.....	1,400
Brill, J M, North Bergen—F A Monberger, horses, cows, 10 hot bed sash.....	300
Cohen, Jacob, Bayonne—Rachel Cohen, horse, wagon, harness.....	100
Greff, Rudolph—L Lentz, horse, wagon, harness and business of the Diamond Coffee Mill.....	350
Nutzhorn, F B, Hoboken—Langen Bros, grocery fixtures, horse, wagon, harness.....	1,000
Rothstein, Morris, Bayonne—Rachel Cohen, dry goods, clothing and notions.....	250

JUDGMENTS.

assidy, John—Christian Feigenspan.....	1,004
Frisch, J J—T A Low.....	273
Kienle, Christian W—C J Warren et al.....	1,172
Patterson, William, Christian Verdon and John Bruning—F Schulz.....	175
Taylor, William—E E Mathison.....	164
The Mayor and Aldermen of Jersey City—J P Murray.....	496
Vilas, Peter and Jess, trading as Vilas & Co—The Bottlers' and Manufacturers' Assoc.....	516
Witt, Albert and Conrad Lepke—H F Gundrum.....	305

BUILDING MATERIAL MARKET.

**BRICKS.**—In many respects last week's story is repeated, but as the substance is of a pleasant character operators have no special reason for complaint. Opinions differ somewhat as to the actual amount of consumption at the moment, but the demand has certainly proven full enough to balance the arrival, and again now and then lead to the engagement of parcels to arrive. There does not appear to be anything of a speculative feeling existing, and buyers are in no haste with their negotiations; but as soon as a supply is needed the demand develops promptly and fully. Prices have again stiffened somewhat the improvement, principally on the lower grades, but as the quality is averaging so good the range of cost is narrowed down to smaller proportions than usual. The inquiry for Palisade also hangs out well and little that is standard or useful remains without attention, no unsold accumulation remaining in first hands. On Harb's \$5.35 is named as the average outside figure, but exceptionally 12 1/2 @ 50, more claimed, and Palisade, if good, go

quick enough at \$2.25, to which a trifle more is added under exceptional circumstances. Shipments from river points are gradually diminishing, not, however, in the way of any concerted movement, but simply through natural causes which have brought manufacturers to point where both the desire and the necessity for realizing have become materially modified.

**LATH.**—A further gain has been made on the line of value, with sales of spruce lath at \$1.40 @ 3.50, since our last, the inside figure local and the extreme out of town. This is in accord with the predictions of last week from the selling side, but at the moment there is an unusual and remarkable absence of attempt to forecast the market. Some of the cargoes of late received were very large, running over 1,500,000 lath, and whether these have filled up dealers and are to be followed by others of similar size we cannot say, but receivers, either through oversight or intent, did not appear to have any desire to talk about the market this week.

**LIME.**—The promising conditions noted last week were followed up, and receivers of Rockland finally decided to place the rate at \$1 and \$1.10 respectively, for common and lump, and on that basis the market at the moment is looked upon as steady. Demand, however, is not liberal or anxious, and the support of the position will depend a great deal upon the manner in which supplies are forwarded. At present there is no Thomaston here, but it would probably be available upon the usual basis.

**LUMBER.**—There has been a smaller distributive movement of supplies than during the preceding week owing to the fact that quantities due on contract have been pretty well delivered, and no fresh demand prevails of any importance. Some dealers are speaking cheerfully and hopefully, but the majority unquestionably find occasion for more or less complaint over the condition of trade with consumers at the present time. Nor is there anything to brag of in a wholesale way for any of the leading grades of stock and the market rules really quite dull as a whole. The indifference of buyers is partly due to a desire to stand off a while awaiting the fall entry of agents with tenders from the mills and other markets, and partly to the fact that some of the ordinarily best custom claims to be so very well provided for as to have no occasion to open negotiations for the present. Under the circumstances values gain no stimulus, nor can they be considered as any lower.

Eastern spruce still fails to meet with any general or naturally stimulating demand. Some specials are tendered for estimates and bids, and there is a chance now and then for desirable random, but buyers are not plenty, and some of the very best sections of custom are the most indifferent toward supplies at the moment. Advice from the Eastward are generally rounded up in about previous shape, and the corner on logs with high prices to be asked on their product forms the principal text at the moment. Occasionally an aside remark, however, suggests that there are some logs outside of the alleged corner and possibly before long they may be heard from. Northern spruce is having some sale, and in a quiet way a considerable quantity of Virginia stock is being placed in almost any size the buyer may desire.

Filing is without change of importance, the arrivals of unsold stock proving somewhat limited, with demand enough to prevent anything desirable going into the basins, and former rates retained. Hemlock has some call, but the demand is not a remarkably quick one from any source, nor is it calculated to give the market any additional strength. Offerings of Pennsylvania stock appear to have been made as carefully as possible and were not oppressive, but nevertheless proved to be all that were wanted, and a larger quantity could have been reached if necessary without stimulating the views of sellers. The State product is slow on this market.

White Pine not very active and finding no further addition to the demand since our last. As usual sellers meet greater success in placing desirable parcels of box and shippers, for which about the average consumption and export movement prevails, and prices rule fairly steady; but outside of those grades there is little demand worthy of note, and our market is not first rate ground over which to canvass for custom at the moment.

Yellow Pine in some cases is considered to be tending toward improvement, but generally the run of reports does not show them up very cheerfully, and there is probably no outlet that would exhaust much of a random offering. It is common to quote valuations "about as before," but in matter of actual selling rates there is considerable doubt with chances in favor of the buyer. Saps are selling to some extent from week to week, the movement on the increase if anything and terms are kept easy for desirable custom.

Whether it is competition from yellow pine saps or the fact that most dependent custom is satisfied for the time being now acting as a quieting influence upon Carolina pine cannot well be determined. The market, however, is certainly slow and some of the ordinary chronic reporters of "a very active trade" are now compelled to admit the scarcity of custom. Openly the offerings of stock are limited, but there is a full accumulation making at primal points and manufacturers in some cases thought to be getting a little nervous over it.

Hardwoods are also lacking in further expansion of demand, and many of the trade commence to call the market quite dull again. There has been nothing to incite a speculative feeling, early wants have been very well provided for, and buyers simply wait until they feel the pressure of fresh requirements. Offerings continue quite equal to the average in pretty much all cases and the assortment very good with prices easy, but holders seem to understand that if they attempt to realize beyond the natural outlet some very liberal price favors will have to accompany the tenders. All accounts from interior sources show plenty of supplies, but shipments have been much curtailed of late owing to fears of delay and destruction growing out of the railway strikers' riotous attitude.

GENERAL LUMBER NOTES.

STATE.

The Albany market per *Argus* as follows: The past week has shown no marked changes in this market. The big railroad strike had the effect of bringing about an advance of 10 cents in canal freight rates, but as the canal men have not been receiving living wages lately, there is no one who will stop to regret this small turn of fortune in their favor. There is a better feeling throughout the market con-

sequent upon the collapse of the long strike in the building trades in New York City, and though the reaction is slow, trade has appreciably improved. Dealers in pine keep busy and report collections as excellent. All grades of pine are in demand and most of the dry lumber has been shipped from the local market, so from this out the trade will be confined to this year's cut. There is a continued scarcity of good lumber, while all of the box is promptly gobbled up on arrival. There has been no accumulation of stock, but it is thought that there are somewhat better assortments on hand than a few weeks ago. Shipping from the district is fairly active, and prices hold without change.

In spruce and hemlock there is a great deal going out and no accumulations are reported. All grades are in good demand and prices are unchanged, though the feeling is slightly easier. Hardwoods are in fair demand and good supply. Whitewood is rather scarce. Shingles and lath are active, with prices ruling firm.

THE WEST.

The Northwest *in Lumberman* as follows:

The fall trade is at hand. In all the leading centres of supply stocks are no more than adequate to meet an ordinary demand. In all the white pine centres except those in northwestern Wisconsin and on the upper Mississippi the supply is considerably less than last year. In this market, where there is annually concentrated fully 1,500,000,000 feet of white and Norway product, there is a positive meagreness of stocks. In the Saginaw Valley there has been a notable selling out, and 100,000,000 feet has been contracted for to be delivered in the future, extending into next year. At Albany stocks are lower than for years. At all mill points around the lakes buyers are importunate, and manufacturers in numerous instances have sold far ahead of cutting. At minor markets reports are to the effect that demand has been active all summer, and stocks have been but slowly accumulating. There is a reaching out from all points for more lumber, with hard work to pick up stocks at suitable prices, because there is so much competition among purchasers. Holders of bulk supplies say they never experienced a season in which it was so easy to sell lumber. Prices are advancing. They are higher on cargo and ear lots than last year by fully \$1 a thousand on coarse stock and \$1.50 to \$2 on the better qualities.

There is much significance in the action taken concerning prices by the Northwestern manufacturers at their late meeting at Minneapolis. They advanced prices in the list from 50 cents to \$1 a thousand, which was responsive to the course taken at the preceding meeting of the Minneapolis dealers and manufacturers. This movement for a further strengthening of the market in the centre of a supply that this year is more abundant than in any other section of the country, indicates that Northwestern operators believe that there is a demand present and in prospect that will take care of all the lumber that can be produced this season, and that prices commensurate with the requirement should be maintained. Without doubt much of the better qualities this year produced west of the Wisconsin valley will be needed to supplement the meagre stocks east of that territorial divide. This demand is already indicated by the fact that buyers from this city have begun to cruise in the Chippewa, Menomonic, St. Croix and upper Mississippi valleys for good strips and lumber better than common. Before next February it is likely that the further Northwestern mills will be invaded by Chicago buyers in search of good common lumber, because the consumptive demand will necessitate it.

At the Chicago yards receipts for the past three weeks have fallen behind receipts for a corresponding time last year. Dealers are becoming somewhat anxious about stocks of piece stuff. It is coming forward slowly and is going into consumption rapidly. In order to get it, dealers are quietly offering \$11 a thousand for short lengths when a small percentage of 18 foot or 3x12 is in the cargo. Considerable piece stuff has been sold at \$11, and the commission men say that this figure will be the price hereafter. This week we quote prices at a range from \$10.75 to \$11, with the probability recognized that \$11 will be the straight price next week. Slim jims are likely to be marked up to a basis corresponding with the price of short lengths.

Last year at a like time the price of short piece stuff was about \$10, and there was a weak spot in the market on account of heavy arrivals and a dull yard trade.

Incumbent is holding the firm position that has characterized it all the season. Dealers are buying all they can see any profit in, and are getting it most directly from the mills. Prices, while not notably higher, are so strong that an occasional cargo is sold at 50 cents higher than the ordinary.

The Chicago *Timberman* says:

The hardwood market keeps the steady tenor of its way with little variation either in conditions of trade or in the price of stock. Midsummer is upon us now, and with it is the quietness that usually characterizes that season.

There has been a good inquiry for all grades of cypress the past week and the market at this point holds steady in every respect. Distribution still continues relatively large and dealers seem satisfied with prevailing conditions. Finishing grades still held a prominent place and will undoubtedly continue to do so until the close of the building season.

The demand for poplar at the present time is in excess of the supply. Much of it is being shipped that is only thirty days from the saw. It will be remembered that last winter the stocks of dry poplar ran out entirely. The man who had lumber in stock ninety days or four months ago could get his price for it. Throughout the season the demand has kept up, and the business is increasing every year, and new means of consumption are being devised. The furniture makers, carriage and wagon manufacturers, box manufacturers, coffin manufacturers and the consumers of poplar for finishing purposes, are all increasing their orders as compared with a year ago, while the agricultural implement producers are larger buyers than they ever were before. Some of it is going into car siding, and for this purpose car builders give it a good name. They say it takes paint better than any other wood; it will not blister, and veneers as no other wood will. It is the most suitable for panels for coaches and coach boxes and all these various interests consequently want more of the wood each year.

The Mississippi Valley *Lumberman* as follows:

There are no adverse conditions surrounding the white pine market. The conditions throughout the Mississippi Valley are very clearly indicated by the reports submitted at the meeting of the manufacturers held in Minneapolis during the past week. There are all of one note. The demand is large, sales have far exceeded the sales for the same period last year,

and shippers are finding the greatest difficulty in keeping lumber on their yards long enough for it to dry, traveling men have in many instances been withdrawn from the road, and dealers are hanging on to their lumber instead of forcing it, as has usually been the case at this season of the year. Trade during July and August has far exceeded the trade of even the preceding months, and the absence of a period of summer dullness has been conspicuous.

ENGLAND.

The London Timber Trades Journal says:

American spruce stands fairly well in the market, the stock of it being comparatively light, and now that whitewood from the Baltic is improving, the value of spruce will probably be influenced in the right direction. The recent accumulation of pine and spruce is in evidence at the docks, but the marked absence of these kinds observable for so long probably gives more prominence to the new arrivals. We noticed some splendid 1st pine, as well as 2nds and 3rds of the good old character, but it is all fresh, and wants another year's seasoning to bring it to the proper condition. The dock ponds are not overdone with timber, but pitch pine figures largely, and there is an ample supply, so that prices of this kind are not likely to improve yet, and until the recent additions are taken off the market we think prices will be sensibly influenced.

**METALS.—COPPER**—Ingot continues to meet with a somewhat reserved demand from most quarters, buyers feeling unwilling to move freely at the moment. Producers, however, are also cautious and manage to keep the market free from any serious surplus offering. On the average range of valuation we quote at 11 $\frac{1}{2}$ @11 $\frac{3}{4}$ ¢ for Lake and 10 $\frac{1}{2}$ @11¢ for casting brands. Manufactured Copper without much animation, but, on the whole, a trifle quicker if anything on movement toward regular consuming outlets, and prices held firmly. We quote as follows: Sheet, not above 30x72 in., 16oz. and over, 23c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 26c.; do under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz., and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz. and over, 22c.; do, 14 to 16 oz., 24c.; do, 12 to 14 oz., 26c.; do, 10 to 12 oz., 30c.; do, 8 to 10 oz., 33c. Sheets longer than 96 inches 22c. for over 32 oz., and add 1c. for 16 to 32 oz.; 3c. 14 to 16 oz.; 5c. 12 to 14 oz.; 5c. for 10 to 12 oz., and 13c. for 8 to 10 oz. Sheets, not above 48x96 32 to 64 oz., 22c.; do, 16 to 32 oz., 24c.; do, 14 to 16 oz., 26c.; do, 12 to 14 oz., 28c.; do, 10 to 12 oz., 32c. Sheets wider than 48x96 and longer, 23c. for 32 to 64 oz. and over, 25c. for 16 to 32 oz., 27c. for 14 to 16 oz., and 29@34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz., 17c.; 14 oz., 23c.; 12 oz., 31c.; and 10 oz., 35c. Bolt copper, 96 inch diameter and over, 22c. Circles, 60 diameter and over, 20c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@23c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. Iron—American Pig does not appear to change in any important particular, the de-

mand from all quarters proving slow of development and confined to small parcels against immediate wants. Offerings are naturally made with as much care as possible, but supplies are quite as plenty as the market can take care of and sellers very willing to accept former rates, possibly less under chance of making a good sale. We quote at \$14.25@15.00 per ton for No. 1 X foundry; \$13.50@14.00 for No. 2 X do. and \$12.50@13.00 for Gray Forge. Old material remains dull and nominally unchanged, with nothing of interest suggested either as to the present or prospective condition of the market. Valuations are somewhat nominal. We quote at about \$17.50@18.00 for old rails; \$15.50@16.50 for No. 1 wrought scrap; \$14.00@14.50 for cast scrap and \$8.00@9.50 for borings, stove, plate, etc. Manufactured iron has no demand outside the ordinary call and altogether shows a pretty dull sort of market. There is no change announced on general run of values, but advantages are with the buyer. We quote Common Merchant Bar, ordinary size, at 1.30@1.35c. from store, and refined at 2@2.30c.; Rods round and square, 2.10@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods 3 $\frac{3}{4}$ @4c., and domestic sheet on the basis of 3.00@—c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1.00c. less on large lots from cars. Steel rails have been quiet, the companies getting only a few small orders now and then in a routine way and seeing no immediate chance of a change for the better. We quote standard sections \$90 per ton at mill, with usual advances for delivery at tide water. Pig Lead undergoes some variation in tone as demand may from time to time fluctuate, but supplies have appeared plenty with prices inclined in buyers' favor until the close when the feeling is firmer. We quote at 4.10@4.15c. per lb. The manufactures of lead are quoted at 6 $\frac{1}{2}$ ¢ for Pipe, 7c. for Sheet, 15c. for Tin-lined Pipe, and 37 $\frac{1}{2}$ ¢ for Block Tin Pipe. Pig tin finds only small trade and consuming demands, and fluctuations in price con-

tinually occurring are the result of speculative manipulation. We quote at about 20.35@20.40c. for round lots, and 20 $\frac{1}{2}$ @20 $\frac{3}{4}$ ¢ for jobbing parcels. Tin Plate in most cases is reported dull, with tone somewhat weak, though holders do not urge business with freedom. We quote as follows: I. C. Charcoal,  $\frac{1}{2}$  cross assortment Melyn grade, \$5.40@6.45, each additional X add \$1.50; I. C. Charcoal,  $\frac{1}{2}$  cross assortment, Alloway grade, \$5.75@5.80, each additional X add \$1; Charcoal terne, M. F. grade, 14x20, \$7.37 $\frac{1}{2}$ @7.40; M. F. grade, 20x28, \$15.25@15.30; Worcester, 14x20, \$5.75@5.80; Worcester 20x28 \$11.50@11.55; Dean grade, 14x20, \$5.45@5.50; Dean grade, 20x28, \$10.80@10.85; D. R. D. grade, 14x20, \$5.35@5.40; D. R. D. grade, 20x28, \$10.40@10.45; I. C. Coke, Fenian grade, \$5.25@5.30; J. B. grade, 14x20, \$5.37 $\frac{1}{2}$ @5.40; I. C. Bessemer steel, squares, \$5.70@— basis; I. C. Siemens steel, squares, \$5.80@— basis. Spelter has been offered with some freedom and the market was a little though values changed only fractionally. We quote 4 $\frac{1}{2}$ @4 $\frac{3}{4}$ ¢ for Common Western, according to brand.

**NAILS**—Very few if any really new suggestions come into notice on the market for either cut or wire. On the average business runs much the same as for some time past, but is somewhat erratic in development, as custom is non-speculative in every respect, and no investments are made against any distant future. We quote Cut at \$1.55@1.65 per keg for car lots and \$1.72@1.75 per keg for parcels from store for iron, and add 5c. per keg for steel; Wire, \$1.60@1.85 at mills, and \$1.85@1.90 from store.

**PAINTS, OILS, ETC.**—Although some jobbers complain that trade has been curtailed to a considerable extent by the influence of railway labor troubles, the general movement for the month has really been quite satisfactory, with a tendency toward further improvement. Some careful investigations, it is claimed, have of late been made regarding the accumulated supplies in the country, to which this market is tributary, and the results, it is claimed, show small amounts and poor assortments. That condition, therefore, gives promise of more trade later in the season, and neutralizes some of the disappointments of temporary lulls through influences of the strikes. Holders generally manage to prevent supplies from being tendered with freedom, and in a general way they are showing a steady position in matters of value, yet when it is thought judicious to throw a sap to buyers, there are various ways of doing so. Outside makes of White Lead are said to be the only ones upon which cutting takes place. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7 $\frac{1}{2}$ ¢ net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 7 $\frac{1}{2}$ ¢; 12 tons and over, one purchase, 6 $\frac{1}{2}$ ¢; kegs. Lead in oil in 12 $\frac{1}{2}$  lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, and 1 $\frac{1}{2}$ ¢; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 $\frac{1}{2}$ ¢ per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2 $\frac{1}{2}$ ¢ per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil has found about an average demand from regular sources, with, however, no haste among buyers, and some of them working the competitive spirit on the selling side for easier terms. We quote on general range at 13 $\frac{1}{2}$ @14c. for Western, 14@14 $\frac{1}{2}$ ¢ for City from domestic seed, and 56@58c. for do. from Calcutta seed. Spirits Turpentine has found only slow ordinary sale and the market was so dull as to place it in a more or less nominal position. About last week's figures are generally named. We quote at 28 $\frac{1}{2}$ @29 $\frac{1}{2}$ ¢ per gallon, according to quality, quantity, delivery, etc.

**TAR AND PITCH**—The demand is fair for the season, but without special inclination toward increase, as buyers do not care to invest faster than natural wants may arise. They can obtain about such stock as may be wanted and at former cost. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

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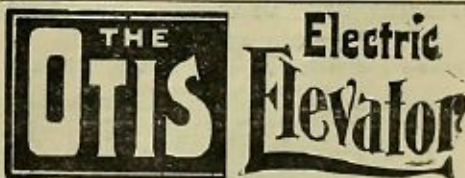


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China clay.....	10 00	—	18 00
Whiting, gliders, &c.....	55	—	85
Whiting, common.....	35	—	45
Paris White, English.....	80	—	1 10
Lead, white, American, dry.....	63 1/2	—	7 1/2
Lead, white, American, in oil, in tin pails.....	7 1/2	—	10
Lead, English B. B., in oil.....	9	—	10
Lead, red.....	6 1/2	—	7 1/2
Litharge.....	6 1/2	—	7 1/2
Ochre, French, dry.....	1 1/2	—	1 1/2
Venetian red, American.....	1	—	1 1/2
Venetian red, English, per 100 lbs.....	1 1/2	—	1 1/2
Tuscan red.....	9 1/2	—	13
Indian red.....	5 1/2	—	7 1/2
Vermilion, American, lead.....	10 1/2	—	11
Vermilion, English.....	57	—	62
Carmine, American, No. 40.....	3 10	—	3 20
Orange Mineral.....	8 1/2	—	10 1/2
Paris green, in kegs or casks.....	14	—	15 1/2
Paris green, kegs 100 to 175 lbs.....	14	—	16
Paris green, iron pkgs.....	15 1/2	—	17 1/2
Paris green, paper pkgs.....	15 1/2	—	22
Sienna, lump.....	1 1/2	—	3 1/2
Sienna, powdered.....	5	—	6 1/2
Umber, Amer., raw and powdered.....	1 1/2	—	1 1/2
Umber, Turkey, lump.....	2 1/2	—	3
Umber, Turkey, powder.....	3 1/2	—	4
Drop Black, English.....	12	—	15
Drop Black, American.....	8	—	11
Prussian blue.....	20	—	35
Ultramarine blue.....	7	—	25
Chrome green.....	8	—	25
Oxide zinc, American.....	4 1/2	—	9
Oxide zinc, French.....	7 1/2	—	10
Glue, low grade.....	8	—	10
Glue, cabinet.....	12	—	14
Glue, medium white.....	13	—	15
Glue, extra white.....	17	—	20
Glue, French.....	10	—	22
Glue, English.....	10	—	15
Glue, Irish.....	12	—	18
Putty in bbls and 1/2 bbls.....	1 1/2	—	1 1/2
Putty in tubs.....	1 1/2	—	1 1/2
Putty in tin cans.....	1 1/2	—	1 1/2
Putty in bladders.....	1 1/2	—	1 1/2

Colors in oil as follows:

Blue, Chinese.....	25	—	40
Blue, Prussian.....	20	—	45
Blue, ultramarine.....	12	—	18
Brown, Vandyke.....	7	—	12
Green, chrome.....	8	—	13
Green, Paris.....	15	—	18 1/2
Sienna, raw.....	7	—	12
Sienna, burnt.....	7	—	14
Umber, raw.....	7	—	10
Umber, burnt.....	7	—	10

**SLATE** Delivered at New York

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

**STONE—Cargo rates, delivered at New York.**

Amherst freestone, in rough, 7 C ft. \$ 80	—	90
Berlin freestone, in rough.....	—	90
Berea freestone, in rough.....	—	85
Longmeadow freestone.....	60	75
Brown stone, Portland, Ct.....	1 00	1 10
Paspaic Quarry Company's, gray.....	75	1 00
Belleville, N. J., brown.....	78	1 00
Brown stone, Belleville, N. J.....	—	1 00
Granite, rough.....	45	75
Lime stone, buff.....	—	1 00
Lime stone, blue.....	—	1 05

**NATIVE STONE.**

Common building stone.....	2 00	3 00
Base stone, 2 1/2 ft in length, 7/8 lin. ft.	40	50
Base stone, 3 ft in length.....	50	75
Base stone, 3 1/2 ft in length.....	70	75
Base stone, 4 ft in length.....	75	00
Base stone, 4 1/2 ft in length.....	1 00	1 25
Base stone, 5 ft in length.....	1 25	1 50
Base stone, 6 ft in length.....	2 50	3 00

**SOLDERS.**

Extra.....	15 1/2	15 1/2
Half and half.....	13 1/2	15
No. 1.....	11 1/2	12 1/2
No. 2.....	11 1/2	11 1/2

**TIN PLATES.**

I C charcoal, 1/2 cross ass't, Melyn grade.....	6 40	6 45
Each additional X, add \$1.50.	—	—
I C charcoal, 1/2 cross ass't, Allaway grade.....	5 75	5 80
Each additional X add \$1.	—	—
Charcoal terms, M F grade, 14x20.....	7 37 1/2	7 40
M F grade, 20x28.....	15 25	15 30
Worcester, 14x20.....	5 75	5 80
Worcester, 20x28.....	11 50	11 55
Dean grade, 14x20.....	5 45	5 50
Dean grade, 20x28.....	10 80	10 85
D. R. D grade, 14x20.....	5 85	5 90
D. R. D grade, 20x28.....	10 40	10 45
I C coke, Penlan grade.....	5 25	5 30
J B grade, 14x20.....	5 87 1/2	5 90
Bessemer steel squares.....	5 70	—
Siemens steel squares.....	5 80	—

**ZINC.**

Sheet, cask.....	7	7 1/2
Sheet, open.....	7 1/2	7 3/4

**CENTRAL IRON WORKS.**  
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 FIRE ESCAPES, STAIRS, SHUTTERS  
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