

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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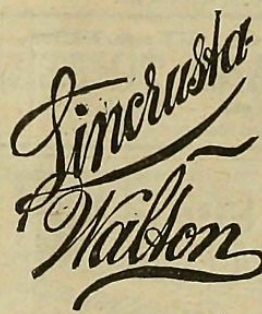
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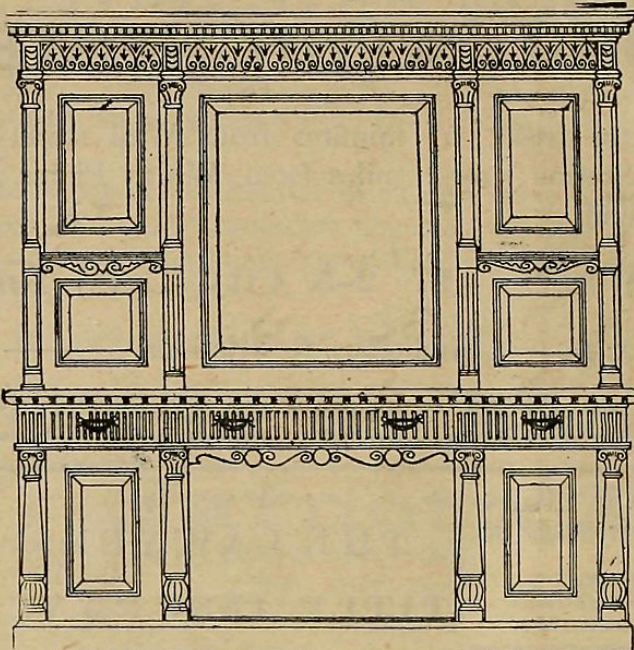
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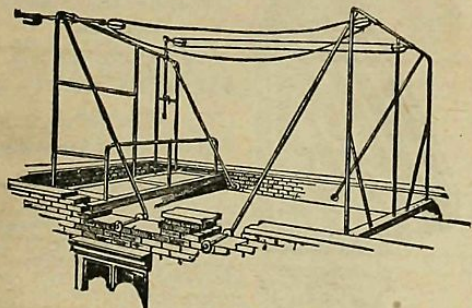
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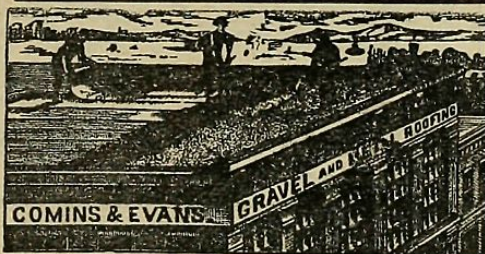
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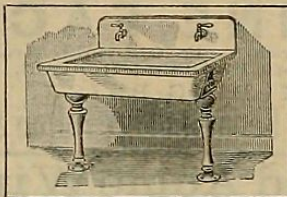
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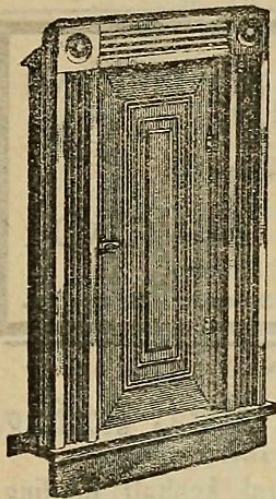
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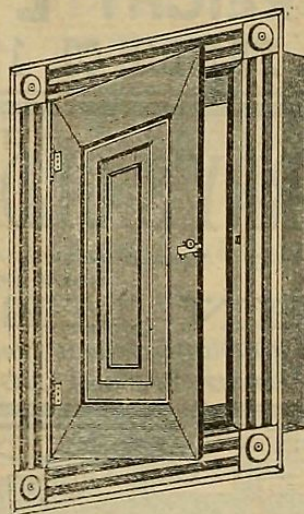
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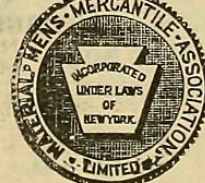
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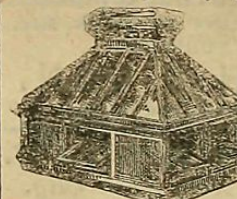
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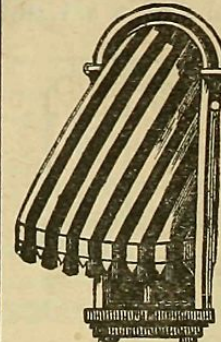
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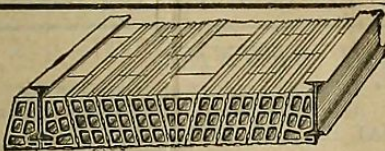
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 STATEMENT (U. S. BRANCH), January 1, 1891.
 ASSETS.
 Real Estate..... \$1,818,200 10
 U. S. and other bonds, market value.... 2,982,480 00
 Loans on collaterals..... 85,000 00
 Cash on hand and in banks..... 584,667 17
 Uncollected premiums..... 472,471 41
 Other admitted assets..... 30,961 64
 \$5,973,780 32
 LIABILITIES.
 Unpaid losses, unearned premiums and other liabilities... \$3,800,329 24
 Surplus..... \$2,173,451 08
 Committee of Management.
 JACOB D. VERMILYE, Chairman.
 OSGOOD WELSH, HENRY PARISH,
 FREDERICK D. TAPPEN, JOHN H. INMAN.
 C. F. BEDDALL, WM. W. HENSHAW,
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REAL ESTATE BUILDERS GUIDE
ESTABLISHED MARCH 21st 1868.

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

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

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

J. I. LINDSEY, Business Manager.

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JUNE 27, 1891.

No. 1,215

NOTICE OF REMOVAL.

The publication offices of THE RECORD AND GUIDE have been removed to Nos. 14 and 16 Vesey street, over The Mechanics' and Traders' Exchange, a few feet west of Broadway.

THE NEW ARCHITECTURAL QUARTERLY.

THE ARCHITECTURAL RECORD, a quarterly illustrated magazine which will be published by THE RECORD AND GUIDE, will be issued early in July. The purpose is to make it pre-eminently the magazine of architecture and the allied arts in this country. No expense or pains will be spared to accomplish this. The contributors to the magazine will be the best known writers of the day, the illustrations will be of the highest order, the typography and printing the best procurable. The office of publication will be at Nos. 14 and 16 Vesey street, to which address subscriptions and advertisements may now be forwarded.

There will be no better medium than THE ARCHITECTURAL RECORD for advertisers who wish to reach the architects of the United States and Canada, as well as the great part of the general public, who are interested to some extent, in the construction, decoration and furnishing of buildings. The price of the magazine has been put at 25 cents a copy or \$1.00 a year, and readers of THE RECORD AND GUIDE who wish to subscribe may do so by sending their names and addresses to us on a postal card. The scope of this magazine will be so wide and many of the subjects it will deal with of such general interest, that it will be quite as valuable and entertaining to the builder, the real estate agent, the property-owner and the intelligent mechanic as to the architect. It will keep them in touch with the best that is being thought and done in the art which is not only most closely related to their special business interests, but the one which, of all others, is the most practical and has certainly the directest influence upon ordinary, daily life.

"THE ARCHITECTURAL RECORD."

Readers of THE RECORD AND GUIDE, by sending their names and addresses to the office of publication, Nos. 14 and 16 Vesey street, can subscribe to THE ARCHITECTURAL RECORD, the new illustrated quarterly magazine, the first number of which will be published early in July. The annual subscription price is \$1.00 for the four numbers. The magazine will be of the same size as Scribner's, printed on the same paper and copiously illustrated. The articles will be contributed by the best known writers of the day. The purpose of the publishers is to make the magazine the leading architectural publication in existence, and no expense or pains to attain this will be spared.

THE days which make the record for light business on the Stock Exchange have all been days of weakness. The past week has consisted of nothing but days of light business, among which were two which deserve to go near the bottom of the list. That is the record and not much better is to be expected. This country is still engaged in stopping a great big hole somewhere by continuing to send gold to Europe, and while doing so is disquieting itself about the consequences, and with some reason. Besides that there are many things at home the reverse of comforting; two, which are really parts only of one, are very significant; the decrease in the saving banks' deposits and the failure of the City of Brooklyn to float two loans which, in times ordinary in condition, would have been over-subscribed largely by the Savings Banks. As far as Europe itself appears in this market, beyond as a buyer of gold, it is as a seller of securities. Houses having foreign connections are frequently asked from abroad to market blocks of bonds as well as stocks and, although offered at figures which would make them cheap if there were any life in the bond market, are unable to find buyers for them. Whatever strength there has been

in the market has come from the want of pressure to sell and not from any marked buying. That is the only satisfactory feature in it. Should any large amount of securities come on the market now prices would fairly wilt. The policy the Treasury decides to pursue in the matters of silver coinage and the payment or extension of the 4½s of 1891 may have some beneficial influence on the market, but the most decisive motive must come from abroad, in either the cessation of demands for gold, with or without an immediate return movement; or in a change of position from sellers to buyers of our securities on the part of the European investor.

THE foreign exchanges and Bourses are marked by the same features, or rather by the same lack of features as our New York market. Prices are indeed a shade stronger in all the principal centres; but inactivity and apprehension of the future are the prevailing characteristics. Money is loaning at the lowest possible rates, for the reason that speculation is stagnant. The London *Economist*, a conservative authority, takes a bullish view of the prospects for better prices in New York. It says: "Prices are low simply because the public have held aloof from the market. It is probable, however, that they will before long take much more interest in the market, although this may not be the case until prices have experienced a substantial advance. That speculative investors would do well to purchase at present quotations appears to be a conclusion warranted by the facts; but speculators had better be careful unless they are prepared to take longer views than usual." An inquiry instituted by a Paris trade journal into the prospects of the wheat crop of the year has produced reports so unfavorable that the journal admits that it would hesitate to believe them were it not confident in the good faith of its correspondents. The conclusion drawn from the answers is that the reserves of wheat, visible and invisible, are insufficient for the consumption until the new wheat comes on the market, and that a quantity equal to three or four weeks' requirements will have to be imported and even more should the harvest be late. The total crop will probably not exceed half the average. On the other hand, it is reported in Germany that home crops seem to be in a better condition than was lately supposed, and the agitation throughout the country by politicians and others who are vexed by the government's intention not to abolish grain duties for the present is by no means well supported. No expectation exists in Berlin that Austro-Hungary will be able to return to specie payments for some time yet—that is until the foreign markets will admit the raising of a gold loan.

THE Board of Education will shortly appoint a new Superintendent of Public School Buildings. There may be a few people who regard this position as one of the utmost importance to all taxpayers and citizens, but from the amount of interest the public are taking to see that a properly qualified person is appointed, the office evidently ranks considerably below that of Coroner or of Warden of the Tombs. Yet, upon the capacity of the Superintendent of Public Schools devolves not only the health of thousands of children, and to some extent their bodily safety, but a duty in a matter of æsthetics, the great importance of which has not yet been sufficiently appreciated. The municipality spends more money in school buildings than in all other structures put together. The construction of these buildings is the single item in its vast expenditures whereby it not only can persistently foster and encourage art, but wherein if it fails to do so it fails fully to perform its duty. The school buildings of the metropolis should in all cases be artistic structures. There should be nothing of the barn or the common tenement about them. They should have a visible lesson that would impress itself not only upon the school children but even upon the squalid surroundings amid which the buildings very frequently stand. Why do not the architects of this city make themselves heard in this matter? Why do they not insist upon the appointment to the position of an architect of first-class attainments? The Architectural League should not be silent. Even from a professional point of view that association should be interested in seeing that our school buildings are architectural.

AMERICANS have always cherished an idea that the United States freed themselves during the Revolutionary War from the hated domination of Great Britain, but Theodore Watts tells us in an article in the current *Fortnightly* that in fact, if not in name, we are still British colonies. This doubtless sounds somewhat paradoxical, and the sensitive patriotism of some American citizens may discover therein a new attack on our liberties—so dearly purchased, so strenuously maintained. But all that Mr. Watts means is that political separation does not necessarily imply intellectual severance, and that the "English variant in America," the inception of which has been so frequently and so loudly proclaimed is in truth but the shadow of a dream forever rendered impossible by the postponement of the passage of an International Copyright Act, for about a hundred years from the birth of the Republic

English culture and American culture, says the excellent Mr. Watts, English art and American art, English literature and American literature are in aims, sources and standards substantially one. A local flavor may indeed be observed in our novels and in our serio-comic verses; but these forms of literature can hardly be said to possess the characteristics of essential art. Our poetry may be made of a fabric of American ideas; but its form is English, and must always remain so. This same gentleman inclines to the opinion that the greatest English poets of the twentieth century will be "grown" on American soil. All this is very interesting, and has been found very annoying by some of the newspapers; but we are not able to understand why a true-born American citizen should object to such statements. Our aim should be not so much to deny our Englishism, as to preserve it from the horde of undesirable aliens which are flocking in such numbers to this country. Our salvation lies in maintaining some integrity of type and language.

IN another column will be found an account of the progress made so far by the New York Tax Reform Association. It is not an easy matter to decide whether the comparatively slight opposition aroused by the publication of the new organization's platform ought to be regarded as a favorable sign or not. Does quiescence in this case mean indifference or does it mean accord? Probably the former, and if this be correct the association will not begin a really active career until it endeavors to procure legislative recognition of its principles. In real estate circles in this city very little heed has been given to the proposition to abolish personal taxes and throw the whole burden of taxation upon real property. This indifference is due, no doubt, to the fact that this practice obtains practically to-day. Real estate pays the taxes, for the ludicrous attempts made annually to reach personal property count for next to nothing. In the country among the farmers, however, the subject has a somewhat different aspect. The owner of a building can and does diffuse among his tenants the taxes he pays, a proceeding which it is not so easy for the farmer to follow in making the price of produce in the face of competition with other States. The taxes paid by personal property, small as they are relatively, is of some account to him and he is not likely to take their abolition quietly. But a movement of the kind recently set on foot by "city fellows" will not alarm him until he finds something going on about it in the Legislature. Then he will be heard from. We think the Association commits a mistake in making any particular appeal to manufacturers and importers on the grounds of their interest in having personal taxation done away with, because next session some attempts may be made on their purses. It is better far to fight the fight on broader principles than those of anyone's special self-interest. The personal property tax is a farce, in the nature of things it must be a farce, and it would be better to abolish it and impose the whole burden of taxation on real estate. On this ground we think the New York Tax Reform Association is secure, and sensible, disinterested people everywhere in the State will support the movement.

THE almost complete subsidence of the newspaper "flapdoodle" about trusts is in some sense significant. It is not due to the disappearance of combinations. They are not, perhaps, being organized at the same rapid rate as they were about two years ago, but they continue to exist, and so far as information is ascertainable to flourish. Far from being the mushroom growths which some have too readily assumed and which could be rooted out by legislation, adjudication and newspaper hullabaloo they have proved themselves to be, as THE RECORD AND GUIDE has always maintained, a permanent and necessary development, born of excessive competition and unwise measures of taxation. In the future they will continue to grow, as they have grown in the past, to increase in numbers, in power, in effectiveness and in utility. The industries of the world for the past century have been perpetually striving after steadiness, towards a more certain level of prices, towards more assured markets; they have been endeavoring to eliminate the element of risk, one of the largest items which enters into the cost of production, and one which in great measure it is possible to dispense with. The potency of trusts to this end is manifest. On the one hand, their heavy demand for raw materials enables them to purchase more cheaply; on the other, their enormous output permits them to make a definite price for their product, one which will secure them return on the capital invested, but one which is strictly limited by the curtailment of demand which would follow any extortionate practices. In the matter of railroads, everyone admits that demoralization of rates is bad not only for the carriers, but for the shippers, for the latter lose more by the uncertainty than they gain by occasional cheapness. So it is with general business. Stability of prices and markets in the end makes for cheapness more effectively than confusion or uncertainty, by the growing elimination of that most costly element—risk. If it be true that trusts are a natural and on the whole desirable evolution from pre-existing

business conditions, the uproar raised against them must have failed of effect, as thus far it has failed of effect. The most drastic legislation has been futile; the common law and the corporation statutes both been revoked against it; and from one end of the country to the other they have been denounced as very bad things organized by very bad men. But you cannot prevent water from running down hill; and the combinations, though they have suffered somewhat from the castigation, have come through it without essential hurt. We shall doubtless hear more of this outcry in the future; but the fact that the noise is subsiding in loudness and strenuousness is but another indication that newspapers, like other institutions, cannot run counter to facts.

Public Subsidies to Private Charities.

WE have persistently called attention to instances in which the local or State governments in this country have been emulated by the granting of favors to private corporations. This is especially liable to happen when some function of the State is delegated to a private body, and the subsequent lobbying of those interested proves more effective in shaping legislation or directing administration than the general interests of the community. There have been scattering communications to the daily press of late which reinforce the old truth, and the facts they state are worth mentioning again. We refer to the great and growing amounts which the city spends in obedience to mandatory legislation for the support of dependent children and other paupers in private institutions.

Forty years ago the amount this city spent for prisoners and paupers was \$431,745, of which only about two per cent was expended through private institutions. In 1890 the city expended for the same purposes \$3,794,972, of which nearly fifty per cent, or \$1,845,872 was expended through private eleemosynary corporations. While during the period named, 1850-90, the amount expended for prisoners and paupers through public officials increased four-and-a-half times the amount expended through private institutions increased 189 times. In 1880 the amount expended through private institutions actually exceeded all that was appropriated for the public institutions during the same year.

The largest item of expense for the subsidies to private institutions was that paid to the orphan asylums and other places that receive dependent children at their own discretion and then collect two dollars per week per child for all they admit. About 15,000 children are under this law kept in the various institutions, religious and other. This pitiful army of young dependents are congregated in groups larger than is for their own good, and while there is no excuse for this condition of things, the explanation of it is that there is a slight profit in keeping children so crowded together at the figure named. The institutions receiving them are not subject to any visitation or supervision except that of the health officers, and many of them escape even this amount of public inspection by being located outside the city.

Comparison with the condition of things in Brooklyn shows that in proportion to population this system has fastened upon the community an excessive large number of children, and those conversant with such matters assure us that the congregating of children in such large buildings "institutionizes" them, and makes it unlikely that they will have a full and healthful development.

The selfish scheming of these corporations to divert public money to their own treasuries is shocking to an American, chiefly because they are eleemosynary and religious enterprises. We are used to their methods when employed by street car companies, but are hardly prepared to find that not merely financial but denominational and institutional interests as well may blind good men to the interests of the public. A bill was introduced at the last session of the Legislature that if passed would have reduced the population of these institutions for children about one-half. We understand it to have been an unwise piece of legislation, but an argument that a pious lobbyist urged against it is significant. He said in effect that the bill ought not to pass because his institution was building an extension, and should the bill become a law they would be unable to get children enough to fill it. The pauperizing of the children and the waste of public money is only one side of the picture; the other is the systematic scrimping of the public institutions. As Mrs. Lowell, of the State Charities Aid Association, puts it, "the city continues, at the bidding of the Legislature, to pay, without protest year by year, increasing sums for the support of public dependents under the care of private persons in private institutions, many of whom, but for this provision, would probably not be dependent at all, while, at the same time, the public dependents under the care of public officers in public institutions are housed in buildings which are in danger of falling down and are a discredit to the city."

The experience of New York is not peculiar in this matter, for wherever the system of public subsidies to private charities has obtained any importance there is to be found the same tendency for the private enterprises to dwarf and starve the public ones. In

California the system has led to greater administrative evils than with us—that is, to graver and more obvious abuses. In the national capital the same policy has led to similar results. While the officers in charge of the almshouse and house of correction have been unable to get money actually needed, and have had to take what they got so tied up in special funds as to make its use difficult and vexatious, the influential private charities of the city have had no particular difficulty in securing lump sums often out of all proportion to the service rendered.

Probably no hard and fast law prohibiting such subsidies as those here considered ought to be passed. In many cases the private corporations can render more than value received; but in this matter, as in others that we have had occasion to discuss, it is a pretty safe general rule that what the State needs to have done it can best do itself, without the aid of private deputies.

THE following table, compiled from the preliminary returns of the census in Ireland, shows that the decrease in the population of that country has been continued during the last decade.

Census of	Population.	Decrease since Previous Census.
1891	4,706,162	9 1 per cent.
1881	5,174,836	4.4 "
1871	5,412,377	6.7 "
1861	5,798,967	11.8 "
1851	6,574,278	19.8 "
1841	8,196,527	...

The decrease from 1881 to 1891 was thus at a rate considerably higher than in the immediately preceding period, but in seeking a reason for the movement one explanation accounts for the whole of the falling off. Ireland is dependent almost wholly on agriculture, and it has become increasingly difficult for the fields of any of the British islands to compete with the more fertile soil of our western plains, of India or of Russia, aided as these distant places are by improved and cheapened transportation. England and Wales have fared better than Ireland because that island, with the exception of the linen industry at Belfast, cannot be said to have any manufacturing industries, while England's main reliance is, of course, her factories. That the fact of agricultural depression furnishes sufficient ground for most of the decrease derives additional plausibility from the circumstance that whilst her general population has declined during the decade by over 9 per cent the population of her chief towns, such as Dublin, Belfast and Londonderry, whose inhabitants do not depend on agriculture for a livelihood, show a considerable increase—that of Belfast amounting to 25 per cent. In this connection some figures given by the *London Economist* are not without interest. They go to show that while the population of the country has been declining, the general prosperity of the people has been steadily increasing. During the past twenty years the deposits and cash balances in the joint stock banks throughout the country have increased from £27,348,000 to £33,325,000, a growth of 21 per cent. The growth of the Trustee and Postal Savings Banks is more striking still. At the end of 1870 the balances in these banks amounted to £2,953,000; by the end of 1890, after a continuous increase year by year, they had nearly doubled themselves, amounting to £5,696,000—a growth of no less than 93 per cent. Other evidences, such as the increase in railway traffic, passengers and goods alike, point to the same conclusion. When we remember that these increases have taken place despite a decrease in population, the deduction is inevitable that the standard of living among the people must have been considerably raised; that they have been making more, spending more and saving more money than ever before. But it may be asked: "How can they be making more money when their principal source of income has been curtailed?" It is simple enough. The emigration leaves fewer people to compete for the aggregate production, and a larger share falls to each one. Meanwhile a number of prosperous Irish communities have grown upon the side of the water.

Investments—Good and Bad.

Any one who has had animation enough lately to remark anything cannot fail to have been struck by the difficulties experienced by the daily papers in securing the opinions of those business men whose views would be of the utmost value on the coinage question. Whether they are also oppressed by the general ignorance on the subject and, therefore, cannot form an opinion, or are deterred from expressing one by party views, or are too modest it is impossible to say. But with some few honorable exceptions they seem to have a very unhealthy horror of ink and type. This is unfortunate at a time when some authoritative views created of experience would be of the utmost value. This is more remarkable because in circles away from the reporter there is no hesitation in condemning the further issue of silver and the necessity of protection against it. This taken into consideration, the public silence of so many bankers and merchants, who could speak and well if they would, would seem to be due to an almost idle fear of becoming embroiled in open discussion, or to a feeling that they cannot avert mischief, and that the wisest course is to remain silent, but to protect themselves from its consequences as well as they can. Among other talk relating to the currency matters it is said that the banks experience great difficulty in obtaining gold bills of the larger denominations with which to settle their balances at the Clearing House, a fact of immense importance if true, and

one which may with profit be considered with others we have presented on currency questions.

A question often asked with seeming indifference, but really inspired by poorly disguised interest is, which of two stocks selling at about the same figures is the better, that is the better from a speculative or investive point of view? More than once Atchison and Reading have been coupled in this way. There is in these two stocks more points of comparison than price merely, though opinions as to their several intrinsic values differ very widely. The charges coming ahead of stock in the case of Atchison amount to about twelve millions of dollars, and in the case of Reading to about eleven millions of dollars, the fixed charges, as every one knows, are very much less in either case. Reading runs through a thickly-populated country, and is the greatest of the anthracite carriers and miners. Atchison has the charm of being mostly new with all the possibilities the imagination is fond of endowing a new property with. Both properties have since reorganized and done something more than pay actual fixed charges. Net earnings of both this year have shown increases, more in the case of Atchison than in that of Reading. Atchison in ten months of the current fiscal year, July 1 to April 30, has earned nearly the whole of its fixed charges for that year, though net earnings are about \$700,000 less than for a corresponding period of the previous fiscal year. Reading in five months, December 1st to April 30th, of its current fiscal year, for which reports have been published, has failed to earn the proportion of fixed charges for those five months by \$494,544, the deficiency, however, for the same five months of 1889-90 was \$852,328. Reading has the summer coal business before it, and Atchison the fall grain business. Both properties will increase earnings this year. The circumstances as now seen favor Atchison somewhat, and the probabilities are that on an advancing market it will move ahead of Reading. But this will be for the time being only. When it comes to a question of the value of these stocks in bad years, their cases will be altered. Reading has in the increasing value of its coal lands and in the character for its general business more backbone than Atchison. What will be Atchison's position in bad years? We see what it is in good, and we have seen what two years of bad crops in Kansas and adjacent States did for it. Reading's great danger is from disputes among the anthracite producers. Bad years in agricultural regions are sure to follow good, but it does not follow that a period of harmony among the coal producers must be succeeded by one of war. Perhaps a Buckle might think this a certainty, but no one in the "Street" does. Finally chances, or rather probabilities, favor a dividend first on Reading, if dividends are possible on either, and for this reason the stock capital of Reading is about a fourth of that of Atchison; and where Atchison would have to have about twelve hundred thousand dollars clear over and above interest and other requirements to pay 1 per cent on its stock, Reading with the same sum could pay 4 per cent on its stock.

Another pig in a poke is offered investors in the shape of a subscription to \$400,000 of preferred stock of the "Journey & Burnhams." This may be a nice sleek fat pig, such as claim bucolic admiration at a county fair, but there are no means of knowing it as definitely as an investor wants to know it. The old partners of the firm, which has been incorporated with a capital of \$1,000,000, take all the common \$500,000 and \$100,000 of the preferred stock, but it is not stated who will take the proceeds of the \$400,000 preferred stock offered, if subscribed, nor how the balance of the stock is "taken," that is specifically and in reliable figures, nor how the valuation has been made to justify the issue of \$1,000,000 capital stock on a Brooklyn dry-goods store. It is singular that a time of depression and dullness like the present should be chosen to make an issue of this kind anyway, and more singular still that the public should be expected to make subscriptions on statements as bald and as general as those in this invitation. It is a principle of business when in doubt to await further advices; here is a good chance to follow it.

Lumber Dealers Meet.

PRESENTATION TO SECRETARY OGDEN.

On Wednesday afternoon the Lumber Trade Association held a meeting to consider the majority and minority reports of the Committee on Organization. After considerable discussion action was deferred, the reports being tabled for the present.

A surprise was in store for Secretary Ogden. The members, desirous of showing their appreciation of his services during the recent lumber troubles, subscribed \$1,000 for a set of silver plate. This they formally handed over to him at Wednesday's meeting.

The presentation was made by Chas. H. Willson, of Willson, Adams & Co., who referred in glowing terms to the improvement that had marked the business and social relationships between the members since the association was organized. The members had been brought into closer fellowship and now every one was ready to stand by the other throughout the entire metropolitan district. The speaker closed by eulogizing the work done by the Secretary during the recent troubles and formally presented the gift on behalf of the subscribers.

Mr. Ogden, who was completely taken by surprise, returned thanks in a few appropriate words.

The service consists of six pieces and a tray, the latter of which bears the following inscription: "Presented to E. Hudson Ogden by his friends and associates in the lumber trade, June, 1891." It will be on exhibition at Gorham's on Monday.

The *Lumber Trade Journal* will issue a complete account of the strike.

The building material dealers have taken no further action since their meeting of the 19th instant. There is some satisfaction expressed at the fact that the largest firm in the business has wheeled into line, and is to be depended upon to co-operate with other dealers in any unjust attack that may in future come from the union.

There has been no further trouble with the housesmiths, and the framers are now also at work.

Opening of the Building Trades' Club.

SPEECHES, CEREMONIES AND MUSIC—A SURPRISE FOR MARC EIDLITZ—AN ATTRACTIVE CLUB-HOUSE FOR MEMBERS OF THE BUILDING TRADES.

The new quarters of the Building Trades' Club were formally opened on Thursday evening with much *eclat*. A large assemblage of members and invited guests, including representatives of kindred exchanges out-of-town, were present, and the reception rooms were crowded to overflowing. A jovial, hearty feeling of good fellowship seemed to pervade the entire assemblage, and long before the ceremonies commenced, and subsequent thereto, the Schumann Quartette delighted the ears of all present with their fine renderings of familiar music, while an orchestra of twelve discoursed melodious strains which assisted materially in giving a happy tone to the proceedings.

It was nearly 9 o'clock when Marc Eidlitz rose, amid applause, to address the assembled crowd. He dilated upon the value of such a club to the members of the various fraternities connected with building, and asked them, and especially the younger members, to realize the advantages which accrued from a communion with their fellows. He exhorted them to forward the club's interests and to remember that they had the honor to belong to a profession whose members handle work involving an expenditure of about \$100,000,000 annually. Great interests were in their charge, and they had a duty to perform conscientiously and to the best of their ability carrying them through. This club was only a beginning. The time would soon come when they would have their own building, which was only proper, in consideration of the fact that the building trades represented such important interests. (Applause.)

John J. Tucker, first vice-president, then spoke briefly and called upon Wm. C. Smith, President of the Mechanics' and Traders' Exchange.

Mr. Smith made an eloquent address, in which he traced the rise and progress of the club, referring to its inception and the doubt which then existed that such a club could prosper. The results had shown that there was a strong social instinct among the building fraternity, and the opening of the club-house that night under such successful auspices was the best answer to all past doubts. Mr. Smith concluded his address by a eulogy on Marc Eidlitz, the president, and by announcing that the members had resolved to present his picture to the club.

The picture was then brought forward, and was a great surprise to Mr. Eidlitz, who had been carefully kept in ignorance of the fact. He rose amid long-continued applause, and somewhat overcome, said a few words, calling upon Andrew J. Campbell to speak.

Mr. Campbell rose and gave a jocular turn to the proceedings. He wasn't "in" it, he said, and wanted to know why he had been asked to speak. He hadn't the advantage of the other "fellows." He spoke without warning, and he didn't think that he was of any use there, except as a member of the committee. He wasn't going to make a long speech. It was too warm. (Laughter.)

The Rev. Waldo Messaros was then called upon, and delivered an impromptu address, which was full of fine passages and telling wit. His remarks were loudly applauded.

Geo. Watson, President of the Builders' Exchange, Philadelphia, was also called upon and addressed the meeting.

The members and guests then adjourned to regale themselves with the good things that had been prepared for them. The tables groaned under a bountiful supply of fruits, ices, viands, wines and cigars, and no expense seemed to have been spared, even to prodigality. After partaking of refreshments the members listened to more music and singing, or sat on the balconies enjoying the cooler breezes outdoors. On the third floor billiards and pool attracted a number, while others examined the various rooms. There are two bedrooms on the top floor for the use of members.

The whole house has been tastefully decorated and renovated, under the unceasing supervision of the House Committee, Messrs. Chas. A. Cowen, Stephen M. Wright and Hy. A. Maurer, who have devoted considerable time during the last six weeks in their efforts to make the club-house attractive. The rooms are pleasantly and comfortably furnished, and on the whole the club is one of which the members may feel proud.

Among the many present the following were noticed: Superintendent of Buildings T. J. Brady, Deputy-Comptroller Richard A. Storrs; Vice-president Murrell Dobbins, of the Philadelphia Exchange; Otto M. Eidlitz, Montgomery Sebuyler, Stephen M. Wright, Chas. Andruss, Thos. Graham, S. Francis Quick, of Yonkers; W. J. Lapham, of Glen's Falls; President J. McGlensy, of the Plasterers' Association; Isaac A. Hopper, Percy Jacobs, Robert C. Martin, Wm. Brennan, Jas. Mack, Isaac E. Hoagland, Gustavus Isaacs, F. W. Seagrist, Jr., W. B. Brown, E. J. Franke, Geo. W. White, A. T. Decker, A. J. Robinson, A. Romegous, W. G. Hoffman, E. W. Fisher, T. H. Borman, Jas. B. Mulry, Frank E. Conover, Robt. L. Darragh, John L. Hamilton, Wm. Hoe, Frank Howland, W. E. Munroe, Jacob Voorhis, Robert Rutter, Bert. Andruss, Warren A. Conover, John J. Roberts, A. S. Dickinson, W. S. Isaacs, Gilbert J. Burnet, Peter T. O'Brien, Supt. of School Buildings Geo. W. Debevoise, Edward Gridley, A. P. Curtis, E. A. Vaughan, Chas. Tucker, F. Usher, Chas. Galway, L. Vincent Brown, Samuel McMillan, Ronald Taylor, H. B. Boedecker, E. McDonald, J. I. Healy, J. D. Gibson, and many others.

The club-house, which is at No. 117 East 23d street, is shortly to have a *cuisine* attached, so that members may drop in and lunch there occasionally.

FROM A CONTRIBUTOR

For the past two months extensive alterations and improvements have been in progress on the old Laurence Mansion, No. 117 East 23d street, fitting it for occupancy by the Building Trades' Club, the formal opening of which occurred on Thursday evening.

The house being an extra wide four-story English basement one is admirably adapted to the purpose intended.

The first story is to be appropriated to a "Reading Room," well supplied with newspapers and periodicals, especially those devoted to the Building interest. A "Business Room," which between the hours of 8 A. M. and 5 P. M., is to be used by the members for the transaction of business connected with their occupation (after the latter hour it will become the dining-room). Connected with this is the "Plan Room" furnished with every facility for examining plans and specifications, and the making of estimates, and near at hand are placed the telephone and messenger calls. This new feature of the Club-House will be highly acceptable to the members as furnishing them with all the conveniences of their own office right in the growing business centre of their trade.

The second story comprises handsomely furnished saloon parlors, while the entire third story is devoted to the billiard-room, and sleeping rooms for its out-of-town members are placed on the floor with bath-room attached. Conveniently situated throughout the house are several *bijou* rooms, which have been appropriated to the purpose of buffet, committee, private, dining, card and conversation rooms. In the basement is an ample kitchen, with store-room and servants' accommodations.

The House Committee, consisting of Messrs. Charles A. Cowen, Henry A. Maurer and Stephen M. Wright, have devoted their entire attention to preparing the house for its present use, and the thorough manner in which they have performed their duties is shown by the many ingenious contrivances they have introduced for the convenience and comfort of the members.

This club, whose membership is composed exclusively of prominent builders, it will be remembered so sumptuously entertained the large delegation present at the Convention of the National Association of Builders, held in this city in February last at its rooms on 21st street, and the success attending it from its organization a little over two years ago justifies it in moving to more commodious quarters.

The marvelous growth of the Building Trades' Club (the only one of its kind in the country) is exceedingly gratifying to its projectors, who conceived the idea of uniting together in one organization, social in its character, the various branches of trade involved in the construction of a building, that a better understanding between employers might be reached, personal friendship created and fostered, and a firm and lasting basis for business methods adopted alike conducive to pleasure and profit.

The New York Tax Reform Association.

Since the last report in THE RECORD AND GUIDE the New York Tax Reform Association has organized by electing a board of trustees of whom Gen. C. T. Christensen, of the Brooklyn Trust Co., has been chosen President, John Claffin, of the dry-goods firm of Henry C. Claffin & Co., Treasurer, and Bolton Hall, Secretary. The other members of the Board of Trustees are Stephen C. Sturges, Thomas Berkeley and Spencer Aldrich. The trustees decided that it would be better during the hot months to do the educational work of the association by means of circulars, pamphlets and the collection of all editorial comments regarding the objects of the association, and printing them in a broad-side sheet to be sent out each week to the daily and weekly newspapers in the State of New York. They have sent out some of these sheets and the results have been far beyond those anticipated by the most sanguine of the Board. The trustees have also sent out a letter to the large owners of real estate, merchants, bankers, etc., soliciting contributions for carrying on the propaganda work of the association, and they have sent out 100 letters to prominent men of this community, inviting them to become the first 100 of the founding members of this association. While there has been great interest manifested throughout the interior of the State in the work of the organization, and while it is meeting with sharp opposition and advocacy at the hands of the editors of the interior papers, it has not received the attention from the New York City papers that the trustees think the objects of the association deserves. The *New York Times* and *World* are the only two of the city papers that have attempted to explain to their readers what this association intends to do. It was anticipated in the beginning that the papers representing the farmers' interests would strongly oppose the idea of relieving personal property from taxation, and this anticipation has in many cases been realized, but on the other hand the effect of the issuance of these broad-side sheets has been to change the opinions of quite a number of the influential papers of that class; and the trustees feel that by a weekly issuance—or oftener if the funds will allow—that they will be able by fall to have converted many of these papers that are now opposed to favoring the ideas advanced by this association.

To increase the efficacy of the work of the association more funds are required, the more the better; for, with an ample fund on hand, they will be able not only to flood this State with literature showing the reasonableness of the idea of abolishing personal property taxes but they will be able to send into the districts where the opposition is pronounced speakers who will be able to point out that abolition of the personal property tax will be of real benefit not only to the farmer but to merchants, manufacturers and makers of things which all people need. The secretary of the association has already received quite a number of letters from State Senators and Assemblymen asking for documents on the subject, which goes to show that even the politicians are awakening to the interest that is being manifested on this question. It must not be forgotten by the merchants and the manufacturers of this city that this is a movement in which they have a prime interest. It is necessary for them to assist this association to the fullest extent. If they do not and the agitation started by this association is permitted to die away, it is within the possibilities that in the next legislature bills will be introduced in the line of taxing personal property that will seriously embarrass all sorts of legitimate business.

The Assignee's Accounts.

The assignee of Peck, Martin & Co. has filed his accounts with the Court of Common Pleas and shows that there is now something over \$171,000 applicable to the payment of the partnership debts. This is about 42 per cent of the claims, deducting expenses. There are still many thousand

dollars worth of outstanding debts which, by and by, will increase this percentage.

Settling the Framers Strike.

Hereafter the Master Framers' Association will pay all wages justly due to journeymen framers whose employers may default in payment. This was the agreement entered into between the Masters' Association and the unions. About 800 of the latter struck, because the masters directed the secretary of their association to sign the agreement instead of every member. The unions said they wanted no misunderstandings in future, and when every member signed it would be clear that he bound himself by the agreement. The masters eventually signed, and the strike is now at an end.

Transfers and Mortgages of the Morgenthau Property.

For the past three weeks the Morgenthau syndicate, represented by Pauline Simon, has been recording the transfers of the lots on Washington Heights which were sold at auction on May 26th. Up to June 25th the deeds for over 300 lots had been filed, the total consideration named being \$1,197,800, or about 80 per cent of the total which was said to have been realized from the sale. The mortgages recorded during the same period and all of them made out to Henry Morgenthau, amount to \$671,372, exclusive of mortgages amounting to \$77,900, which were given by Pauline Simon to Mr. Morgenthau. These mortgages ostensibly given by Pauline Simon are really instruments made out by men who, for one reason or another, objected to putting their names to a bond. They had purchased the property, and wishing to avail themselves of the privilege to allow a part of the purchase price to remain on mortgage they had recourse to a "dummy." The \$77,900 therefore should be included in the total amount of the mortgages and this brings the figure up to \$749,272, or 62 per cent of the total amount of the consideration. This means that nearly all the purchasers at this sale, or at least nearly all those who have thus far recorded their deeds, must have taken advantage of the privilege offered by the syndicate to allow 70 per cent to remain on mortgage for one or three years.

A Cable Road on Lexington Avenue.

A cable railroad is to be laid on Lexington avenue by the Broadway & Seventh Avenue Railroad Co, as soon as that company completes the substitution of cable power for horses on its Broadway line. It is said that the road will branch off from the main Broadway line at 23d street, follow that street to Lexington avenue, and thence up Lexington avenue to 42d street, the idea being to put the Broadway line in communication with the Grand Central Depot. When the road is completed as far as 42d street the line may be extended further up town, but this is not finally determined upon. It is said that the company has a charter which enables it to build and operate such a road when it has obtained the consents of two-thirds of the property-owners along the line, and these consents the company now has. Unless some unforeseen obstacle presents itself, therefore, a cable road will very shortly be running on Lexington avenue.

White Plains News.

WHITE PLAINS, June 26.—Two sales consummated this week indicate the rise in the value of White Plains real estate that has been taking place recently. The first of these is the sale of the Wright farm, on Broadway. Charles Butler, who purchased this farm in November, 1890, for \$20,000, has resold it for \$34,000. The second sale is of the Platt farm, on Mamaroneck road, which was purchased in 1887 for \$5,250, and sold this week for \$25,000.

The sewer controversy has been satisfactorily settled, and Contractor Merritt, who has the work in charge, has 100 men employed. The work will be pushed to a speedy completion.

Real Estate Notes.

The four-story stone front store and office building, with lot 25x82.1, known as No. 66 Liberty street, has been sold for \$150,000.

Title has passed from Samuel Trimble, of Brooklyn, N. Y., to John Pettit, of Orange, N. J., to the four and five-story brick stores and factory buildings, known as Nos. 114 and 116 Nassau street and No. 45 Ann street. The consideration given, as expressed, for No. 114 Nassau and No. 45 Ann street is \$200,000, while that given for No. 116 Nassau street is for a nominal amount. Mr. Pettit filed plans last week for a \$400,000 office building to occupy this site.

Siegmund T. Meyer has passed title to John W. Sterling at a nominal consideration, of the seven-story brick and stone flat No. 120 East 34th street. The mortgages thereon aggregate \$215,000.

\$260,000 is the consideration expressed in the deed given by William H. Gray and Aloozo Sote to William Miller. The property consists of the four-four-story stone front dwellings, Nos. 208-214 West 82d street, mortgages have been recorded thereon for \$284,000.

The deed from Henry C. F. Koch and Adolph Riesenborg to Franz O. Matthiessen of the four-story brick store, Nos. 132-140 West 125th street, running through to Nos. 139-149 West 124th street, was recorded this week. The consideration given is \$575,000, mortgages \$300,000.

The anniversary of the establishment of the mechanical department of THE RECORD AND GUIDE was celebrated on last Saturday by the employes of that department, RECORD AND GUIDE chapel, New York Typographical Union, by a day's outing at Manzel's Park, Fort Wadsworth, S. I. The programme consisted of athletic sports and a chowder. In the evening a trip to South Beach was made, by invitation of foreman Chas. J. O'Brien, where the amusements of that resort were inspected, roller coasters, shooting galleries, merry-go-rounds, etc., after which a bountiful supper was served at the leading hotel.

Real Estate Exchange Matters.

Exchange stock sold on Wednesday last at \$107 exclusive of dividend. Last week a block of ten shares, offered under the same circumstances, was bought in at \$117.

Julius Friend has been proposed for membership by F. R. Houghton.

The Opinions of Others.

John J. Brierly said to a reporter: "THE RECORD AND GUIDE has now opened an establishment where architects and builders can go and inspect material, and decide in a very short space of time just what they want to purchase. It is a splendid idea, and will save a great deal of trouble and expense. Following out this idea of a material exchange, why doesn't some one start a labor exchange, where a carpenter, bricklayer or other mechanic could go when he wanted work, and where employers could find help when they wanted it? As it is now, the mechanics trust to finding a job by walking along the streets, and very often they pass buildings where work is being done, because perhaps the structure is being altered internally or the rear walls are being remodelled. Then, too, employers are in a hurry to get mechanics. They cannot wait for the men to turn up or for the regular weekly meeting night of the union, and they would gladly avail themselves of any institution where they could go and find workmen unemployed. Now that the material exchange has been started, why not start a labor exchange?"

Personal.

C. E. Harrell left town on Wednesday, to be gone until September. He will visit the Puget Sound district on the Pacific Coast.

Bryan L. Kennelly this week placed a loan of \$125,000 on some upper 3d avenue property. The rate of interest is 4½ per cent.

Francis Crawford, his wife and other members of his family sail for Europe to-day. They will be away some time.

Thomas B. Gilford is at his summer residence, Tom's River, N. J.

Mayer Kahn has gone to Frankfort-on-the-Main, Germany, where he will reside for a couple of months.

B. I. H. Trask will spend a vacation at the Poland House, Poland, Me.

Henry Gucker will summer at Centretort, L. I.

C. G. Dobbs is at Twilight Park, Haines Falls, N. Y.

Rudolph Sampter's present address is Long Lake, Hamilton Co., N. Y.

M. Schrenkeisen will be found during the warm weather at Seabright, N. J.

S. Marx has gone to Far Rockaway, L. I.

J. N. A. Griswold will, as usual, reside at Newport, R. I., during the summer months.

A. C. Lamson is at present living at the Terence Hill House, Ellensburg, N. Y.

H. J. Burchell has gone to Caldwell, on Lake George, for the summer.

A. B. Johnson's summer address is Newburyport, Mass.

Patrick O'Brien, of Brooklyn, has removed to Hicksville, L. I.

John P. Kane is at Huntington, L. I.

Myer Finn will read THE RECORD AND GUIDE at West End, Long Branch, N. J.

Victor Pfenning is summering at Woodside, L. I.

Thomas Brennan spends the summer vacation at Red Bank, N. J.

Herbert A. Sherman's fast cat boat Zelica will make her first appearance this season in the race of the Corinthian Moquito fleet at Larchmont on June 27. She flies the American Yacht Club signal off Rye, on the Sound, and has a phenomenally large sail. Her mast is 36 feet long; boom, 25; gaff, 18; while her length over all is only 19 feet 6 inches.

Contractors' Notes.

Sealed bids will be received at the Department of Public Works until 12 M. Tuesday, July 7th: For regulating and paving with granite-block pavement, on present Telford foundation, the carriageway of 124th street, from Pleasant to 4th avenue and from Lenox to 7th avenue; for regulating and grading 121st street, from Amsterdam to Morningside avenue, and setting curb-stones and flagging sidewalks therein; for regulating and grading 124th street, from Boulevard to Amsterdam avenue, and setting curb-stone and flagging sidewalks therein; for regulating and grading 127th street, from Boulevard to Riverside Drive, and setting curb-stones and flagging sidewalks therein, and for furnishing and delivering coping-stone on the Aqueduct, between 90th and 91st streets, 100 feet west of 9th avenue.

Sealed proposals will be received by the Board of School Trustees for the 17th Ward, at the Hall of the Board of Education, No. 146 Grand street, until 10 o'clock A. M., on Monday, July 6, 1891, for buildings, grading, etc., new lots, west side of Grammar School No. 79; also alterations and repairs to present building.

Newark News.

H. E. Reeves has plans for a two-and-a-half-story frame dwelling, 34x60, to be built by Calvin T. Miller on Hawthorne avenue, East Orange, at a cost of \$8,000.

Edward A. Wuerth has plans for a three-story frame store with flats, 30x54, to be built by Hemming & Co. on Norfolk street, at a cost of \$6,000.

Henry J. King has plans for alterations and additions to Engine Houses 4 and 5, to be made at a cost of \$3,000; for a two-story frame dwelling, 18x40, to be built by J. J. Bradley on 9th street, at a cost of \$2,000; for a three-story double brick and frame flat, 40x60, to be built for John T. Barrett on Summit street, at a cost of \$7,000; for a two-and-a-half-story frame dwelling, to be built by E. E. Hogan on 13th street, Roseville, at a cost of \$2,100; and for a two-and-a-half-story frame dwelling, 22x46, to be built for Henry Crone on 5th street, at a cost of \$3,300.

The following is a list of the plans filed with the Superintendent of Buildings during the past week: W. J. Pain, 2½-sty fr dwg, 21x42, North 3d

st; Mulford & Vreeland, 2-sty fr extension, 17x72, 265 Mt. Pleasant av; Wm. Titus, ten 3-sty brk dwgs, 18x36, Mt. Pleasant av; Newark Sanitary Mfg. Co., 2-sty fr factory, 50x100, Woodside; Miles P. Anson, 1-sty fr extension, 17x17, 88 Orange st; Palle Cornelle, 3-sty fr tenem't, 25x25, O'Connell st; W. C. Yetter, 3-sty fr dwg, 27x50, 62 Montgomery [st]; H. Newman, 2-sty fr tenem't, 25x44, 11 Prince st; Mrs. J. McCune, 3-sty fr dwg, 22x40, cor Kinney and Broome sts; J. Toler, Sons & Co., 3-sty brk factory, 65x98, 118-122 Adams st; H. Strassberger, 3-sty fr dwg, 22x52, 177 Fairmount av; John Keller, 3-sty fr dwg, 25x55, 334 South 7th st; Fred. Baum, 2½-sty fr dwg, 21x32, 268 Parker st; Jacob Wittel, 1-sty fr stable, 10x13, 219 Bergen st.

Will Capital be Forthcoming.

A QUESTION OF IMPORTANCE CONCERNING THE CONSTRUCTION OF THE RAPID TRANSIT RAILROAD.

Although definite plans for the construction, equipment and operation of the Broadway-Boulevard Rapid Transit Railroad have not yet been perfected, enough of the general plan of construction has been given to the public to afford a basis for approximate estimates upon the cost, and for speculation upon the financial feasibility of the scheme. It is stated by Rapid Transit Commissioners that the road from the South Ferry to 59th street is to be a double-tunnel road, one tunnel above the other, and two tracks in each tunnel. Through this section the tunnels will lie between 20 and 80 feet below the surface of the street. From 59th street northward, through the Boulevard, all four tracks will be constructed upon the same level and as near to the surface of the street as possible. Since there are no pipes nor subways to interfere with it, the road through the Boulevard will for the most part lie within 20 feet of the surface of the street. Passing through the high elevations of the Boulevard the road will be on a deeper level, of course, but at station points, with but few exceptions, the platforms will be within 20 feet of the street grade. Crossing the depression at Manhattan street the road will be laid upon a viaduct high enough to preserve a level roadway. The same will be the case with the crossing of Dyckman meadows and the low lands between Fort George and Kingsbridge.

For this character of road one of the engineers of the commission said the outside estimate of the cost would be \$3,500,000 per mile from the Battery to 59th street and \$2,000,000 per mile, including viaducts and bridges, from 59th street to Yonkers. This would make the cost of the road, including stations and equipment, about \$40,000,000. In addition to that there would be the cost of the franchise and of the legal and other preliminary expenses, which would have to be paid by the company constructing the road, and the amount of which was indefinite. The law as interpreted by the Rapid Transit Commission requires the sale of the franchise for a definite term of years at auction for a lump sum, not for an annual percentage of the gross receipts. It also requires the deposit by the purchasers of the franchise of a sufficient sum in money or approved securities to secure the construction, equipment and operation of the road within a specified time. The law as interpreted by the commission further requires that the company to be organized under the Rapid Transit Act shall be capitalized only in such sum as shall represent actual investment in the road—in other words, that there shall be no watering of the company's securities. Under these circumstances the question has been seriously propounded: Can the necessary money be obtained for the construction of the road?

Upon superficial consideration, many persons have answered this question, without hesitation, in the negative. It has been said by a prominent railroad official who has kept a sharp and interested eye upon the money and stock markets, that in the prevailing financial condition of the country investors could find in the securities of the proposed Broadway-Boulevard Underground Railroad Company no sufficient inducements to buy. He said the productive capacity of the company must remain a problematical matter for some years; that there would undoubtedly be found a widespread antipathy to travel underground in an unnatural and impure atmosphere and by artificial and probably intermittent and unsteady light; that the company would have the perpetual competition of the Manhattan Elevated Railroad Company, and was to have only a limited charter anyway. Besides this, the stock market was well supplied with railroad and other corporate stocks and bonds of established character, which for years had not failed to pay from 4 to 6 per cent interest or dividends, and that could be bought at par or less. His deduction from these premises was that no investor would be willing to put his money into bonds or stocks of uncertain productive capacity, when he could buy 4, 5 and even 6 per cent bonds and stocks of good character at par or less. This is about the whole argument against the feasibility of the financial scheme involved in the construction and equipment of the proposed rapid transit railroad. Its importance has been admitted by every person with whom THE RECORD AND GUIDE reporter has discussed the question.

Conceding every real point made in the railroad man's argument the further facts in connection with the scheme of the Rapid Transit Commission, and which were not considered by him, have led several very well-informed persons to a very different conclusion. President William Steinway, of the Rapid Transit Commission, himself a man of large financial affairs, with an extensive practical experience in financial operations, said he did not believe there would be any doubt about the money for the construction and equipment of the road being forthcoming when it would be wanted. "The present condition of the money market," he said, "is not a fair criterion to go by. Matters are in an unnatural and usually unfavorable condition. Owing to the unsettled condition of finances in Europe, because of the large liquidations going on in South American securities and the doubtful outlook in Russia and other Eastern countries, coupled with the impending demand for large sums of money in this country with which to move the crops and to pay duties on fall importations we are confronted with a stringency in the money market that is likely to become worse before it begins to improve and confidence is restored. But I look for a change in the condition of things before the Rapid Transit Commission gets ready to offer this important franchise for sale, and if there is not a decided improvement by the time we get ready, then we will wait until the improvement comes.

"It is not a bad business season, for business is very good; it is not a bad agricultural season, for the harvests will be the richest the country has ever had, which have led to the present financial stringency. It is a lack of confidence in corporate securities, induced by the Baring Brothers' failure and the collapse of the London market in foreign securities. The stringency of last Fall in our own market, owing to the tremendous requirements of grain shippers and importers, probably has much to do with it. People are husbanding all their resources in anticipation of another such season, intending to be better prepared for it. While this condition of affairs continues I do not believe the commission—I speak only for myself, but think my colleagues will be pretty much of the same mind—would deem it wise to try to sell the franchise. When confidence is somewhat restored and the gold now going out of the country begins to come back, in payment for our surplus food products, then we will offer this valuable franchise to the public. In my estimation it will be a superior investment. There will never be but one Broadway-Boulevard rapid transit line. It will enter upon a paying business from the very start, and the business will improve every day until the maximum capacity of the road is reached, and then if necessary other tracks in other tunnels can be supplied. The road will be popular, because it will give the traveling public the best accommodations they can have. It will be the most direct route through the centre of the wholesale and retail dry-goods districts, the hotel and theatre and church districts, and will transport people quicker, safer and more comfortably than any other line. While it is not intended to compete with other lines, but rather to supply their deficiencies, I have no doubt but that it will be preferred above all other systems of travel in the city. It will cost almost nothing for maintenance in comparison with the elevated roads, and will cost less to operate. Since there will be no water in the stock, investors may confidently look forward to larger returns than they are accustomed to receive from other companies. No, I do not think that when the proper time comes there will be any difficulty in obtaining the necessary money for the construction and equipment of the road."

President J. Edward Simmons, of the Fourth National Bank, said he had not made any study of the question, the matter never having been presented to him. But he understood in general that the road was the cheapest, all things considered, which could be built; that it would traverse the densest line of traffic longitudinally in the city, and that the securities were to represent only the cost of construction and equipment; that there was to be no burdensome charge for the franchise. If these conditions were true he would have no hesitation in saying that all the money required would be easily forthcoming. There was no doubt about the stringency of the money market, and it would hardly be advisable to try to float a company requiring \$40,000,000 for construction and equipment at this time. The country had two large financial operations to provide for in the next few months—the payments of duties upon Fall importations, which would be very large, notwithstanding the operation of the McKinley tariff, and the movement of the largest harvest of grain crops the country has ever known. The demand for money for these purposes would be very large, and it would be taxing the capacity of the financial market pretty strongly to ask it to absorb so large a lot of new securities at the same time. There was plenty of money now for people who didn't need it; but if there was anything at all shaky about a borrower he would have to pay big interest to get it. If the rapid transit company was compelled to pay a big price for the franchise it would operate against the ready placing of the company's securities. If, as was suggested, the company was capitalized so that the stock would represent the cost of the legal preliminaries and the sum to be paid to the city for the franchise, and the bonds would represent only the cost of construction and equipment, and would be a lien upon the whole property, then the bonds should find a ready sale. The city must have rapid transit, and it was agreed that the Broadway-Boulevard line was the best the city would ever have to sell; this being the case, there seemed to be little doubt but that the road would be built.

Mr. Geo. S. Coe, President of the American Exchange National Bank, said: "Yes, I think so. Why not? The route is the best that could be devised and if the company gets the right to build and operate, without having to pay big damages for a right of way, I should think the people would take kindly to the securities. I know I should like to have some of them. As I understand it the commission has substantially adopted the Arcade scheme for the upper section of the road, only without the pipe galleries; that is good. It is the best plan of all. I think it will be a great success."

Property-owners along Broadway, who have opposed nearly every other scheme of rapid transit ever devised for that thoroughfare, have taken very kindly to the scheme as reported by the commission. President Steinway said he had been assured by many of them that they would very cheerfully give their consent to the construction of the line.

Boring Along the Rapid Transit Route.

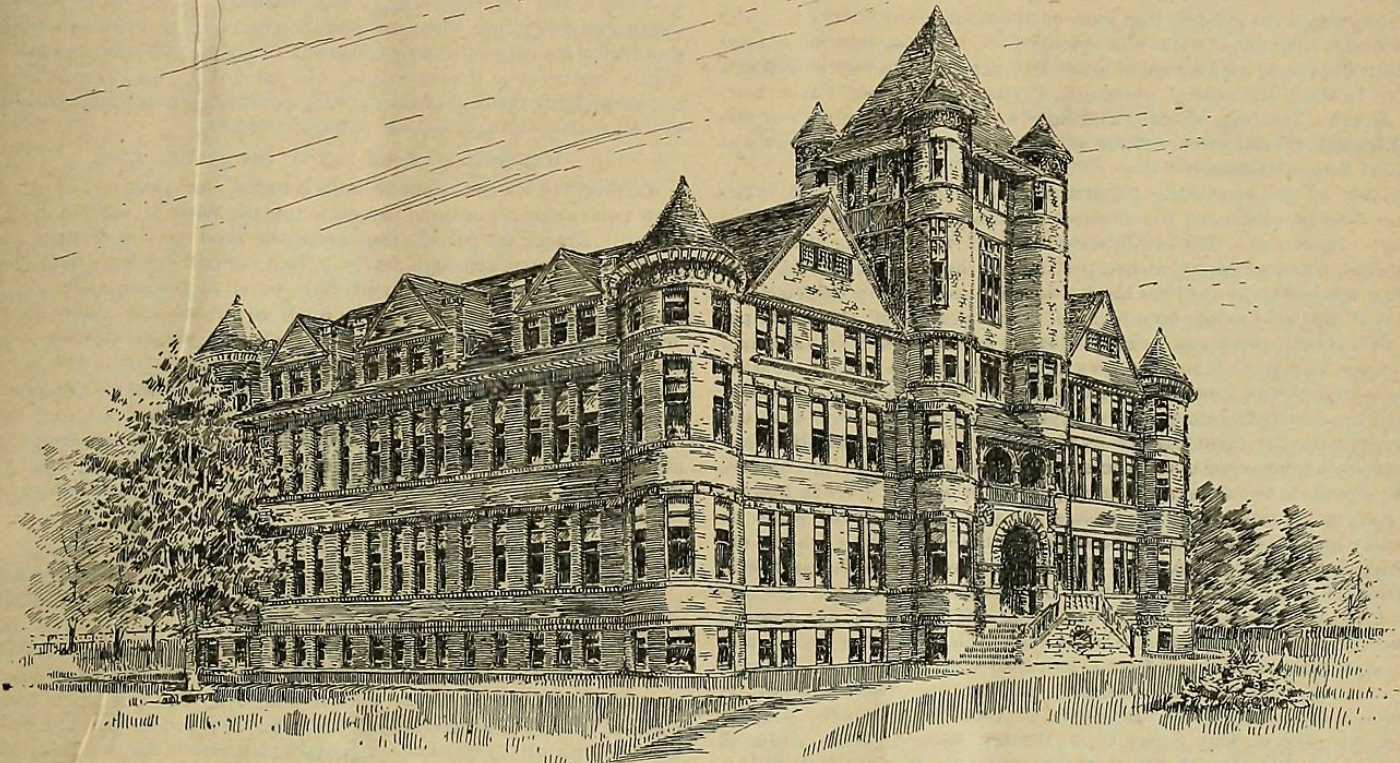
Some four weeks ago work was begun by F. W. Miller, contractor, for the Rapid Transit Commission, upon subterranean explorations for the Broadway-Boulevard rapid transit route. The purpose was to ascertain how far below the grade line it is to bed rock. Four gangs of men began on four separate corners on Whitehall street, from Front street northward zig-zagging the street as they proceeded on their course. With a small pile-driver each gang would drive a 2-inch casing pipe as deep into the earth at a street corner as possible, in alternate sections of 5 feet; then a ½-inch wash-pipe would be inserted in the casing-pipe, with a steel drill at the lower end and apertures at the side for the escape of water; then a short section of hose from the nearest fire hydrant, or from a force-pump mounted on a barrel of water, was connected with the top projection of the wash-pipe and the steam turned on. The water found its way down through the wash-pipe and out in powerful jets through the apertures around the drill, stirring up the sand and starting it with the return stream back through the casing-pipe to the surface of the street. Here it was led off into a pail, the sediment settling to the bottom. Every five

feet in some places, and at every foot in others, the engineers would draw off the water from the pails and take samples of the sediment, which they put away in file cases, making thus a geologic record of the formation through Whitehall street, Broadway and the Boulevard, over bed-rock.

The record thus formed is the first scientific and authentic record ever made of this important matter, and it will be of great value for all time hereafter in affording to builders along the line all necessary information as to the depth and proper preparation for their foundations. All former pretended records of these borings have been rendered ridiculous by these tests. The table published by Austin Corbin, upon the authority of Engineer Jacobs, to show the depth to which his "solid rock" underground road would traverse the island is shown to have been a piece of guesswork, without a single foundation in fact. Beginning at the first boring in Whitehall street the record to date is as follows: Front street, bed-rock at 20 feet; Pearl, 16; Water, 23; Bridge, 20; Stone, 21; Beaver, 34; Morris, 35 showing that there is quite a hump of rock at Morris street; Exchange place, 61½ feet; Wall street, 60; Rector, 63; Pine, 70; Cedar, 70.75; Liberty, 71; Cortlandt, 73.25; Dey, 76.8; Fulton, 83.25; Vesey, 81.5; Barclay, 101; Park place, 112.5; Murray, 113.5; Warren, 109.2; Chambers, 100.75; Reade, 116; Duane, 163.5; Thomas, 138.5.

From Thomas street the gangs were all shifted to Canal and Lispenard streets, skipping the intermediate streets for the time being. At Canal street, contrary to all prophecies and expectations, neither mud nor vegetable matter were found, but coarse sand, until at a depth of 24 feet it ran into a bed of clean gravel, stones of about half an inch diameter coming

The fittings of a store as usually put in are of so fixed and permanent a character that the term "fixtures" is singularly appropriate. A new idea in store-fitting is the use of movable iron brackets on which to mount the shelving, thus making it adjustable to meet the varying requirements of any class of merchandise. The Koch patent shiftable brackets for this purpose, which offer various advantages not attained previously in this direction, are advertised on another page of this journal. These brackets are suitable for any line of business, and shelving may be put up quickly and economically by the use of them, any mechanic or storekeeper being able to put up shelving for his own use without special tools or training, all that is required being to attach the iron plates to the wall with ordinary wood screws, hang therein the bracket, lay on the shelf boards (which require no other preparation than to be squared at the ends and the front edge planed off), when the shelving is ready for the stock. In such shelving there are no obstructing partitions, or anything to make dark corners and collect dust. The front of such shelving is entirely open, making a solid handsome wall display of the stock when in position. Unique and novel effects in the arrangement of shelving and display of goods may be produced by using the Koch patent shiftable brackets, such as would be entirely out of the question in the old-fashioned methods of fittings. They are a happy combination of wood and metal, in which not an inch of space is wasted; where the same is used any given length of wall space will yield from 25 to 50 per cent more room for the placing of stock than if the usual, "fixtures," were put in. This feature commends it strongly for use in cities where rents are high, the gain in



Hebrew Orphan Asylum, Brooklyn, N. Y.

—J. B. Snook & Sons, architects.

up with the return flow of water. This, of course, upsets completely the fears heretofore entertained that a good foundation for building was not to be had at Canal street. The gravel beds at 24 to 50 feet below the street grade will make the best kind of a foundation. The excavation was continued until last Friday night, when, at a depth of 87.65 feet, bed-rock was struck.

From Canal street the workmen went back and covered the streets they had skipped, finding rock respectively at Worth street at 147.5 feet; Leonard, 96.55; Franklin, 83.45; White, 105; Walker, 107.2; and at Howard at 50 feet. Last night they were at work at Grand, Broome, Spring and Prince streets, with indications of finer and deeper strata than at Canal and Howard streets.

All along the rest of the line the formation has been of sand, nearly always of clear brown grit, sometimes coarse, but mostly fine, with here and there at infrequent intervals a slight impregnation of clay. From the underground-railroad standpoint the results thus far ascertained are of the most encouraging character. Tunneling through this formation can and will be effected with greater safety, expedition and cheapness than through any other formation. It is the design of the engineers to continue the borings to 59th street. But north of 12th street they consider it unlikely that any considerable depth of drift or earth will be found above the rock, and then only in occasional pockets, the rock for the most part cropping out close to the surface all along the rest of the line.

Special Notices.

John Merry & Co., whose sheet iron, tin plates and metals are so well and so favorably known to the trade are distributing very handy private memorandum books, which call the attention of the users thereof to "Merry's Old Method" Roofing Plate, every sheet of which is stamped, squared and guaranteed.

J. Mans Schermerhorn, whose office is at room 101, Times Building, announces the establishment of a New York office by the Griffen Enameled Brick Company, of Oakes, Penn., for the sale of their excellent American enameled brick. The company makes a specialty of particular shapes of all kinds and colors. Prices will be quoted on application, and orders will be promptly executed.

space effected thereby being enough to soon pay for the entire shelving. Not only are the Koch shiftable brackets adapted to store shelving but "fill a long-felt want" in libraries and offices, for use in pantries, etc. They can in fact be used to good advantage in any place where shelving is required. For further information concerning the brackets, write to the manufacturers, Koch A. B. Co. 380 Main street, Peoria, Ill. The New York City agent for the same is Geo. E. Read, No. 132 Park avenue.

F. J. Stone, of No. 60 Broadway, offers for sale at Elmsford, Westchester County, villa plots on high ground. The property is judiciously restricted, is one-half a mile from the New York & Northern station, is only sixty-seven minutes from Wall street, and can be bought at the rate of \$1,000 per acre.

Real Estate Department.

There is nothing new to report as to the condition of the market unless it be a more pronounced dullness. Few sales have been closed and none of those consummated are particularly interesting or important. Brokers and real estate men generally regard the season as practically closed, and they do not look for any business of moment until the fall. Of course, something will be done, particularly if prices weaken, as seems likely in some of the up-town sections; but that trading will be generally active should not be expected at this time of year. The auction market has been decidedly unsatisfactory for city property, one or two parcels excepted, and the suburban sales have seemed to show that buyers have reached the end of their means. When these suburban sales end, as they surely will unless the market improves, the auction business for the season will be closed, for, excepting forced sales, very little in city property is being offered at present. In the loan market money seems to be fairly easy, but brokers complain that lenders insist on very large margins.

TWO SUBURBAN SALES ON SATURDAY.

As the season advances the difficulty of successfully disposing of suburban property becomes greater, and auctioneers find it necessary to make some concessions in the matter of arrangements in order to draw satisfactory crowds together. These concessions are largely in the matter of time,

as for instance on Saturday, when one sale at Dobbs' Ferry commenced shortly after 12 o'clock to enable clerks and other wage-earners to be present without interfering with their business, and another sale on the same day of Westchester property, held in the evening to enable working people and others in like circumstances to attend. Both of these sales met with success, although at Dobbs' Ferry not as many lots were sold as had been anticipated, and, if we may judge by some of the lots having been bid in by the syndicate, the prices were not altogether satisfactory.

The property at Dobbs' Ferry was part of the Courlandt Palmer estate, which had been purchased and improved by the Dobbs' Ferry Land and Improvement Co. Streets have been cut through and the blocks divided up into plots which average about 50x100 feet in size. The most valuable lots lie on Broadway, and it was here that Auctioneer L. J. Phillips commenced the sale. The corner of Broadway and Sherman avenue, 36x125, was knocked down at \$1,700, as was the other Broadway corner on the same block, that at McClelland avenue. In between these two corners lots sold at from \$1,250 to \$1,400 each. The second corner of McClelland avenue and Broadway sold brought \$1,900, while adjoining inside lots brought from \$350 to \$1,200 each, according to size and proximity to the corner. In the rear of these Broadway lots, on Field street, corners brought from \$1,150 to \$1,250, and inside lots from \$500 for undersized plots to \$950 each. On the opposite side of the same street, however, prices were \$800 to \$1,150 for corners, and from \$450 to \$800 for the inside lots. Along Sherman avenue prices became smaller as the distance from Broadway became greater. The corners of Field street brought \$1,150 and \$1,200, while at Townsend street \$400 was the figure obtained for the corners. The other corners on this avenue sold between these extremes, while the inside lots brought from \$300 to \$825 each. It was reported on the grounds that some of these lots were bought in. The auctioneers, however, say that the seventy-four lots were sold for a total of about \$59,320, or an average of about \$800 per lot. The buyers included Messrs. Lansing, McClelland, Stevenson, Pryme, Ottenheimer, Foyse, Murphy, Jackson, Treuling, Mulcahy and Rogers. The remaining plots of this great tract, it is said, will be offered at auction next October, probably at the Real Estate Exchange.

The sale of the remaining 120 McGraw estate lots at Van Nest, Westchester County, held under the direction of James L. Wells, was a decided success. There was a very satisfactory audience in the room at No. 2374 31 avenue, when promptly at half past seven the sale commenced. The bidding was sustained until the last lot was disposed of at about 10 o'clock, a total of \$26,505 having been realized or an average of about \$220 per lot. While this price is not nearly as large as the average obtained on Decoration Day, \$306, it is still a very good price, for the property sold on Saturday night was, generally, not as choice as that previously disposed of, and the owners therefore did not expect so large a return. That the figures of Saturday night were really better than those of Decoration Day is shown by a comparison of the prices on Saxe avenue—the only place where the figures of the two days can be fairly placed side by side. Here on Decoration Day, on the west side of the avenue, lots sold at \$200 each, while on Saturday night the east side lots brought \$240 and \$225 each. On the old road which branches off from the Westchester turnpike corners sold from \$210 to \$345 each, according to size. On McGraw avenue corners sold from \$210 to \$405 each, and inside lots from \$140 to \$225. On Cottage Grove avenue lots brought from \$180 to \$260, with \$375 for a corner, and on Leggett place the lots sold from \$140 to \$168 each. The buyers included Benjamin P. Fairchild, Chas. Hahn, K. Parimur, Thos. Clarkin, T. Murtha, J. J. Snyder, G. S. Springstell, V. Geis, Wm. Lynch, Mary F. Ward, Wm. Hayes, Max Selig, G. J. Walker, Mrs. A. Bale, Muller & Diebret, Louis Wechler, M. Casey, M. Dwortzky, S. Provost, L. T. Silbereisen, Thos. Gibson, C. J. Ochner, J. L. Fitzpatrick and John H. Chase.

WHITE PLAINS AGAIN—UNSATISFACTORY LEGAL SALES.

The week's auction business again opened with a suburban sale. This time the offering consisted of 115 plots at White Plains, comprising two farms which had been a part of the late Philip R. Paulding's estate, but which had passed into the hands of Mrs. Grace P. Brant, who held a mortgage on the property and who had been compelled to foreclose. Desiring to realize upon the property, she had the farms cut up into plots, 50 feet front and between 125 and 200 feet deep, and these she offered at auction. Auctioneer John F. B. Smyth, who had charge of the sale, knocked the lots down with an unusual rapidity, and in a very short time he had succeeded in disposing of about 75 plots for a total of \$15,075, or an average price of about \$210 per lot. The Platt residence, on a plot about 165x170, sold for \$1,300; two adjoining lots on Mamaroneck road for \$190 and \$220 each; while further along on the same road, between Elm and Maple streets, the figures obtained were between \$140 and \$170. On Mamaroneck road the prices were between \$110 and \$185 for inside lots, while the corners of Bloomingdale avenue brought \$190 and \$210. On Oak street plots sold from \$100 to \$350 each, the latter price being for the corner of Mamaroneck road. Along the Bronx River and fronting on Maple avenue lots brought from \$260 to \$275 each. This property is not very far from the Green Ridge Park villa plots, offered last week, but for some reason or other it did not bring anything like as high prices. At the sale on June 15th plots 100 feet front sold at from \$1,300 to \$1,500 each, and even with those figures the owner, Samuel Faile, who, by the way, bought a number of the Brant lots, was not satisfied. The explanation probably lies in the fact that Mrs. Brant, who shortly leaves for Europe, desired to get rid of most of the property at any price, and that she was therefore content with Monday's figures. Among the buyers at the sale were J. Henry Carpenter, Col. C. S. Storms, Mrs. M. J. Fitzgerald, J. H. Moran, Thos. Howitt, Geo. D. Kuper, A. V. Smith, A. G. W. Stake, E. A. Tredwell, Thos. Hewitt, Hugh Reilly and Gilbert Isaacs.

Besides this suburban sale there were several city parcels offered under legal decrees which are worthy of notice. By order of the assignee No. 186 West 1 2d street was offered. Everything was ready for the sale and all the parties interested were present, but notwithstanding all this the auctioneer was compelled to adjourn the sale for one week. The amount of

the incumbrance was \$14,700. The parcels sold under foreclosure—three in number—all failed to bring the amounts due and, as is usual when such a state of affairs exists, the plaintiffs were the purchasers. Two flats, about 37.6 feet front each, Nos. 39 and 41 East 50th street, were sold to satisfy an indebtedness of \$142,464. They were knocked down at \$100,000, leaving a deficiency of over \$42,000. On 118th street, just west of 8th avenue, four flats, which were started but recently, were bought in by the plaintiff at \$29,000, although the mortgages and costs amounted to \$33,761. The deficiency in the third and last foreclosure sale was a matter of only \$75, the selling price being \$17,000. The property thus disposed of was No. 160 West 79th street.

SEVENTY-SECOND STREET PROPERTY UNDER FORECLOSURE.

Tuesday was a very poor day in the matter of auction sales. The only city parcels not forced to a sale were bought in by the owners to protect themselves and the prices of the property disposed of under foreclosure cannot be said to have been very good. The parcels bid in included a dwelling on East 4th street and a plot in the annexed district, while four lots on West 76th street were withdrawn because no one would make a bid. On the south side of 72d street, just east of West End avenue, two four-story stone front dwellings were sold to satisfy a claim of \$50,271. The first house, No. 258, on lot 25x112.2, developed something of a competition, but the bidders stopped before the figure got very large and it was knocked down for \$54,100 to a representative of Lydia R. Coffin. The second house, No. 260, similar in size, was disposed of to Wm. H. Gray for \$50,000. The other legal sales were unimportant. In the way of out-of-town property Auctioneer Richard V. Harnett sold the estate of Jas. H. Blackwell on North Broadway and Palisade avenue, Yonkers. It consisted of six lots, a dwelling and carriage house. The dwelling, on plot about 80x245, on North Broadway, near Shonnard place, brought \$4,650, while an adjoining plot with a frontage of 65.5 on Broadway brought \$1,925, and another plot with 50 feet front on the same street sold for \$1,725. On Palisade avenue, immediately in the rear of the above, plots varying in frontage from 65 to 90 feet, with a depth of 200, sold at \$1,975 to \$1,900.

WEDNESDAY A POOR DAY IN THE AUCTION ROOM.

The property offered at public auction had a very poor day of it, and, with two exceptions of small parcels in the 23d Ward, it was bid in by the owners. Among the parcels thus protected there was very little really desirable property, although nearly all parts of the city were represented in the list. Such miscellaneous offerings never fare particularly well, but there is practically no chance at all for them in a summer season like the present one. This has been demonstrated already by the number of such holdings which owners have had to buy to save themselves, and it is questionable whether this "off-color" real estate can be sold until next September, even where large concessions are made. The much-adjourned foreclosure sale of Nos. 104 to 108 Goerck street and Nos. 95 to 99 Mangin street, was at last held, with not very satisfactory results. The property sold to the plaintiff for \$69,600, although there were mortgages and costs due upon it to the extent of about \$98,000.

GREENE STREET PROPERTY SOLD IN PARTITION.

The only auction sales on Thursday were a partition sale of Nos. 204 and 206 Greene street and some suburban lots at Scottish Highlands, State Island. The Greene street plot is just south of West 8d street, and it is 50x100 feet in size. There is a five-story building on the plot. The property was purchased by Louis Schultz in 1889 for \$95,000, and it was in a partition suit over his estate that it was sold. The purchaser was the plaintiff in the action also named Louis Schultz, and he paid \$147,500 for it. The sale of the 600 lots at Scottish Highlands was anything but a success. There was not a very large attendance in the first place; and even those present, it was easy to see, included few suburban buyers. After vainly trying to dispose of some of the lots to the satisfaction of the owners the auctioneer adjourned the sale to July 15th, when to the accompaniment of a band of music the lots will be sold on the premises.

There were no sales on the Exchange Friday.

NEXT WEEK'S AUCTION ANNOUNCEMENTS.

With one or two exceptions the city property advertised to be sold at auction next week is all to be disposed of under legal decrees. The voluntary auction sales are about over for the season and the property sold by order of the courts offers very little of particular interest. Next week the sale which will attract the most attention is that of the vacant property on the north side of 125th street, 100 feet east of 7th avenue. The plot is 50x100 feet, and the last transfer of it that took place was in 1889 when the consideration stated was \$60,000.

On Tuesday, June 30th, Richard V. Harnett & Co. will sell, by order of the Supreme Court, in partition, three lots on the southwest corner of 94th street and 8th avenue, and one lot on the west side of 8th avenue, 125 8 1/2 south of 94th street; also, under Court orders, four lots, 25x100 each, on the southwest corner of Amsterdam avenue and 121st street, the four-story brown stone dwelling, 21.10 1/2 x 52 x 98.9, No. 326 West 23d street, and some property on 12th avenue, 29th and 30th streets.

On Tuesday, June 30th, will be sold at 12 o'clock, noon, at Eagle Hotel, Peekskill, New York, a Hudson River residence with about thirty acres of land, situated on the north side of Main street, the Lake Mohegan road, about a mile from the station and near the residence of the late Henry Ward Beecher. The property has about 1,400 feet frontage on Main street; the house is 55x55, is built of brick and stone, and contains about eighteen rooms. There is hot and cold water in the building, bath, closets, telephone connection, furnace, etc.

CONVEYANCES.

	1890.	1891.
	June 19 to 26 inc.	June 18 to 25 inc.
Number	360	259
Amount involved ..	\$5,995,195	\$4,345,999
Number nominal ..	108	67
Number 23d and 24th Wards ..	56	59
Amount involved ..	\$267,559	\$242,325
Number nominal ..	12	11

MORTGAGES.

Number.....	333	324
Amount involved.....	\$4,018,416	\$2,807,716
Number at 5% or less.....	177	177
Amount involved.....	\$2,399,268	\$1,524,323
Number at less than 5 per cent.....	23	22
Amount involved.....	\$494,500	\$259,335
Number to Banks, Trust and Ins. Cos.....	29	40
Amount involved.....	\$864,000	\$966,700

PROJECTED BUILDINGS.

	1890.	1891.
	June 20 to 27 inc.	June 20 to 26 inc.
Number of buildings.....	74	47
Estimated cost.....	\$2,011,400	\$1,091,550

Gossip of the Week.

SOUTH OF 59TH STREET.

Seton & Wissman have sold for I. S. and M. S. Korn the five-story brick and brown stone apartment houses, Nos. 40 to 44 East 51st street, for \$170,250. The same brokers have sold for Chester W. Chapin the five-story brick malt-house and vacant lots adjoining Nos. 606 to 616 West 49th street, and vacant lot in the rear No. 613 West 48th street, for \$30,000.

J. E. Mubling has sold for Kotlowsky & Levy to Nicolas Foller, Nos. 100 and 102 West Houston street, a six-story building which is just being finished. The price paid was \$60,250. There is a frontage of 38 feet by a depth of from 62 to 72 feet.

Dr. Beach has sold his three-story brick school building, No. 20 West 59th street, 25x85x100, to A. T. Leward for \$42,500.

Jules E. Brugiere has sold for Mrs. Robert C. Livingston to Dr. E. L. Keyes, No. 109 East 34th street, a four-story dwelling, on lot 21x98.9, for \$41,000.

L. Froehlich has sold for Mrs. Wimpfheimer the three-story and basement brown stone dwelling, 16.8x50x100, No. 417 East 57th street, to Mr. Ehrle for \$13,000; and for Rev. Dr. Whitehead the three-story and basement brown stone dwelling, No. 219 East 52d street, 16x36x110, to Mrs. Bohmfalk for \$10,000.

Crevier & Woolley have sold for Wm. H. Gilsbman No. 433 West 46th street, a four-story brown stone tenement, 26x100, on private terms.

Philip Sammet has sold No. 105 Madison street, a five-story double tenement, 25x75x100, for \$34,000. Mr. Sammet purchased this week Nos. 349 and 351 East 17th street, two four-story brick and stone flats and stores, on plot 42x92, on private terms.

Ascher Weinstein has sold to M. S. Kauffman and Miss Meda McAloon, No. 112 West 47th street, a three-story and basement dwelling, 18.9x50x100.5, on private terms.

B. Galewski has purchased Nos. 339 and 341 East 31st street, two four-story and basement brick buildings, on plot 40x100, on private terms. Broker, Charles Schmidt.

It is reported that Nos. 39 and 41 West 12th street have been sold.

John Abendroth has sold to James Scott the four-story dwelling, No. 36 West 37th street, on private terms.

S. M. Blakely has sold for E. A. Freeman to Ogden & Clark, No. 158 West 5th street, a three-story brown stone dwelling, 20x50x100, for \$15,500.

NORTH OF 59TH STREET.

T. L. Reynolds & Co. closed this week a sale on a part of 125th street, which up to this time has not been particularly active. They sold for Jas. A. Deering to John C. Barth a plot on the north side of 125th street, 100 feet east of Amsterdam avenue, about 80x60 feet in size, and running through to Lawrence street where the lot is about 25x81. The terms are private. The same brokers have sold for Mr. Barth three lots on the south side of 136th street, between Lenox and 7th avenues, for \$25,000.

Arthur Gorsh has sold for Nathan Frank to Conlon & Gannon a plot, 80 x100 feet, on the south side of 84th street, between Avenue A and 1st avenue, for \$24,000.

Max Simon has sold for Adler & Herrman to a Mr. Sax the two four-story brick buildings, 25x65x100, Nos. 233 and 235 East 101st street, for \$27,000.

J. W. Stevens has sold for W. P. Anderson to Klaw & Erlanger No. 150 West 93d street, a three-story dwelling, 17x52x100.8, on private terms.

Albert Smith, the builder, has purchased from the owner, Mr. Dye, two lots on the south side of 123d street, 250 feet west of 7th avenue, on private terms.

We are informed by W. W. Hall that his reported sale of the house No. 165 West 78th street was premature. The house has not been sold.

J. M. Flanagan has sold for W. W. Gage No. 140 West 83d street, a three-story brown stone dwelling, 16x50x102.2, for \$17,500.

Howard G. Badgley has sold for John P. Leo No. 415 West 146th street, a four-story dwelling, 12.6x50x100, for \$13,500.

Hall J. How & Co. and Frank L. Fisher & Co. have sold for the Havens estate to Alva S. Walker, for immediate improvement, the lot 25.6x100, on the west side of Columbus avenue, 25.8 north of 82d street, for \$17,000.

Mrs. Pullman has sold to W. B. Riker the three-story dwelling covering nearly two lots of land on the northeast corner of Riverside Drive and 108th street. The price is said to have been \$120,000.

LEASES.

Leo Schlesinger has leased to Frederick J. N. Jaeger, the confectioner, for twenty years the new building now being erected on the northeast corner of 59th street and Madison avenue, for a sum in the neighborhood of \$30,000 per annum. The original plans of the structure have been changed to suit the new tenant who will occupy one-half of the building, with a ball-room 45x90 feet in size and 27 feet high, and a dining-room which will partake of the character of "Delmonico's." The remaining half of the building, which is to be four stories high, will be devoted to business purposes as originally intended.

Brooklyn.

Corwith Bros. have sold the three-story frame double tenement, 25x50x100, No. 88 Eagle street for S. J. Rbinehart to John Morgan for \$5,800; and the two-story frame dwelling, 22x30, on lot 25x100, No. 50 India street for John Martin to Nicholas Bauman for \$3,500.

J. P. Sloane has sold for John McKeegan the three-story frame double tenement, 25x50x100, No. 199 Greene street to Michael Quinn for \$5,050; and for Susan Covert the two-story and basement frame dwelling, 22x36, with lot 25x50, situate No. 81 Huron street to Catherine Foley for \$3,100.

Chas. Buerman has sold for Geo. Schwarz to Jacob and Christian Graeber No. 187 Central avenue, a three-story frame dwelling, 25x60x100, for \$7,750; and for Henry G. Zyfers No. 369 South 5th street, a three-story building, on lot 25x95, for \$4,500.

CONVEYANCES.

	1890.	1891.
	June 18 to 25 inc.	June 18 to 24 inc.
Number.....	378	340
Amount involved.....	\$1,202,708	\$1,487,318
Number nominal.....	94	74

MORTGAGES.

Number.....	315	291
Amount involved.....	\$1,431,354	\$1,134,230
Number at 5 per cent. or less.....	186	143
Amount involved.....	\$1,045,763	\$748,511

PROJECTED BUILDINGS.

	1890.	1891.
	June 19 to 26 inc.	June 19 to 25 inc.
Number of buildings.....	78	57
Estimated cost.....	\$323,300	\$472,685

Out of Town.

MASFETH, L. I.—Charles Buerman has sold for a Miss Maurice to Henry Buerman twenty-five lots at this place on private terms.

Out Among the Builders.

Charles Buek & Co. have prepared plans, and will build for C. R. Robert, on the northeast corner of Riverside Drive and 78th street, seven first-class private dwellings, two fronting on 78th street and five on the Drive. They will have fronts of limestone and buff brick in villa style, will be finished in hardwood, and will be fitted up with many novel and attractive features. The corner house, 25x60 feet, will probably be occupied by Mr. Robert, and the others will be for sale. They will be completed next spring and will cost about \$180,000. Two houses will be 25 feet wide, two 21 and the remaining three houses will be 18, 20 and 22 feet each.

Alfred E. Barlow has plans on the boards for the erection of five three-story houses, 20x54, on the south side of 92d street, 125 feet east of Columbus avenue. The houses will cost about \$14,000 each, and will be built of Tiffany brick with brown stone trimmings. Thomas Kilpatrick is the owner and builder.

D. & J. Jardine are preparing plans for a seven-story factory to be built by P. M. Wilson, on the block front on Bank street, between Greenwich and Hudson streets, the site of a building recently destroyed by fire. The building is to cost \$65,000, and it will cover a plot 137.10x117.6x123.3x76.2. This property it will be remembered was offered at auction last week, but was bid in because the owner thought the bid—\$169,000—was too low.

E. K. Bourne has completed plans for a two-story and attic frame dwelling, 27x43, to be built for C. M. Hayward on the southwest corner of Southern Boulevard and Valentine avenue. The trimmings will be in Tuckahoe stone, and the cost is estimated at \$6,000.

George Schreiner is preparing to build a five-story tenement house, 25.2x75, on the east side of Park avenue, 75 feet north of 115th street. John Hauser is the architect; also on the north side of 115th street, 126 feet east of Park avenue, a five-story tenement, 29x74.

R. E. Rogers has plans on the boards for a two-story and attic frame dwelling, 22x50x29x irreg., to be built for I. C. Jones on the east side of Washington avenue, 25 feet south of 171st street, at a cost of \$6,000.

Alva S. Walker will improve the lot, 25 6x100, on the west side of Columbus avenue, 25.8 north of 82d street, probably by the erection of a five-story flat with stores.

Out of Town.

WEST NEW YORK.—F. A. Minuth has drawn plans for a two-story and basement frame cottage, 25x50, to be built for P. J. Crouse, at a cost of \$2,000.

SAN ANTONIO, TEX.—D. and J. Jardine are engaged at present on a bank building to be built at this place for the Lockwood National Bank.

ELTINGVILLE, S. I.—S. V. R. Townsend will spend \$1,500 in a small stable, well-house, etc., on his place, for which Wm. H. Mersereau is the architect.

OAKWOOD, S. I.—Wm. H. Mersereau has plans under way for a two-story and attic frame cottage, 28x42, to be built for F. C. Randall at a cost of \$4,500; and for another, 24x34, to be built for F. S. Lockwood, costing \$4,200.

NEW DORP, S. I.—Jas. Simpson will build a two-story and attic frame dwelling, 25x27, to cost \$3,200, from plans by Wm. H. Mersereau.

RICHMOND, S. I.—St. Andrews' Church congregation will build a two-story and basement frame building, on the corner of Freshkill and Richmond roads. The building will be 35x52, and is to cost \$5,000. It will be arranged for parish work, and erected from plans drawn by Wm. H. Mersereau.

BENSONHURST, L. I.—J. P. Jepson will build, from plans drawn by Wm. H. Mersereau, a two-story and attic frame Colonial cottage, 28x44, to cost \$5,000.

CONVEYANCES.

NEW YORK CITY.

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

Boulevard or Broadway, e. s. lot begins 62 1/2 s 67th st and 145 w 9th av, runs west 16.5 to e s Boulevard or Broadway, x north 14.1 x east 22.10 x south 12.6, vacant. Mary E. wife of and James W. Pinchot to Clifford A. Hand exr. Charles G. Havens. B. & S. June 10. \$2,500

Cherry st, n s, 90.2 e Catharine st, 25.1x 103.10x25x104.3. Release judgment. Robert Hill to Maurice J. Burstein. June 11. nom

five-story stone front flat. Susan wife of John T. Stanley to James B. Gillie. Q. C. Dec. 15. nom

21st st, n e s, 245 s e 4th av, runs northeast 100 x southeast 20 x southwest 60 x northwest 0.8 x southwest 40 x northwest 19.4. John Mooney to James J. Mooney. nom

L. Balz, Jr., to Christian Baur. Mt. \$5,800. Atlantic av, s s, 212.3 w Clason av, 100x120. Pacific st, n s, 212.3 w Clason av, 60x80.

100. Frank M. Boggs to Mary F., Mary J. and Estelle Thomas and Anna L. Kerrigan. Mt. \$4,500. Gates av, s e s, 175 n e Knickerbocker av, 50x100.

Table listing names and amounts for various individuals and trusts, including Tilden, William exr., Clifford A. Hand exr., Torrey, Lydia B., Title Guarantee and Trust Co., etc.

KINGS COUNTY.

JUNE 18 TO 24—INCLUSIVE.

Table listing names and amounts for Kings County, including Abell, Hannah E., Guilo's trustee, Minnie R. Guilo, Anderson, William S., etc.

Table listing names and amounts for various individuals and trusts, including Same to William P. Hill, Same to The Brooklyn Trust Co., Same to The Peekskill Savings Bank, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for New York City, including June, 20 Auld, Thomas—J A Benson, 20 Adams, Robert I.—Franz Eberlein, etc.

Table listing names and amounts for various individuals and trusts, including 23 Carey, John J.—C H Willson, 23 Clark, James M.—J A Bowers, 24 Coffin, William E.—Annie U Ellison, etc.

Table listing names and amounts for various individuals and companies, including Townsend, Taylor, Toney, Tertrais, Underhill, Vernon, Von Gerichten, Viemeister, Vogel, Vom Lehn, Van Auker, Williams, Whitney, Wolff, Wischnowsky, Wilzin, Whipple, Woods, Wolff, Wall, Whiting, Wells, Whipple, Warner, Yorke, Zeimer, and Zerban.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Anderson, Alten, Ash, Adams, Bull, Baldwin, Barrett, Booth, Brome, Brown, Bush, Bass, Brigham, Barratt, Burchell, Bell, Chapman, Cauldwell, Cox, Cozzens, Chapman, Cocks, Coddington, Chandler, Clark, Close, Clark, Collins, Cleary, Callahan, Conway, Commons, Curtis, Cheeseman, Ducker, Folkes, Fertig, Fisher, Foster, Gall, Gerhard, Glover, Gneupel, Glover, Heidenheim, Halpern, Huntington, Hoffman, Hennesy, Honeywell, and Horney.

Table listing names and amounts for various individuals and companies, including Haslam, Judson, Kane, Kubny, Kitchen, King, Kelly, Lohrenz, Liftchild, Leach, Lanesdell, Laing, Lowther, London, Miller, Myrding, Murphy, Mosehauer, Morehouse, Meyer, McGovern, Mosby, McGovern, Macumber, Muller, McAveney, Metz, McKennee, Meyer, Nash, Nelson, Neddermeyer, Orr, Overton, Osiecke, Perry, Pierce, Quick, Queen, Roseland, Ryan, Risley, Rofrano, Rowe, Roberts, Sale, Snook, Seifert, Sawyer, Seedorf, Scherrer, Selling, Schmaeler, Stevenson, Stephens, Sancken, Sherman, Sutphen, Terhune, The J J Nichols, The Clark & Chaplin, Trowbridge, Taylor, The President of the Handlanger, The Schwalbach, The First Nat Bank, *Vogel, Washington, Weber, Wilson, Whitlock, Waldron, the same, Whiting, Wright, Welsh, and Woodhouse.

SATISFIED JUDGMENTS.

NEW YORK.

June 20 to 26—Inclusive.

Table listing names and amounts for satisfied judgments in New York, including Ayres, *American Zylonite, Bernhard, Brady, Bird, Brandreth, *Berning, *Block, *Brown, Barth, Blake, Baldwin, Cameron, Conover, Clark, and Campbell.

Table listing names and amounts for various individuals and companies, including Davis, Dimick, Engel, *Evers, Foote, Farnham, Frichs, Goldsmith, Greene, *Gentilli, Gray, *Grossman, Hauptman, Hegeman, Huff, Hoffman, Hubert, Hamersley, Hubert, Harriman, Hinternhoff, *Jackson, Jeffrey, Kelly, *Kearney, Lewis, Lang, Miller, *Moneuse, Manly, Muller, Muller, *Moore, Moore, Murphy, Menke, Nix, *Neufeld, O'Connor, O'Connor, Oakes, *Karcher, Philips, Powell, Palladino, *Prousal, Phin, Reynolds, Rae, Spader, Salembier, Swackhamer, Scheeper, Sullivan, Stafford, Springfield, Sandford, Schlosser, Tyng, *United Zylonite, Varrelmann, Same, Same, Weselman.

KINGS COUNTY.

June 19 to 25—inclusive.

Table listing names and amounts for Kings County, including Bauer, Bierschen, Brandstetter, Blydenberg, Collins, Cochen, Cochen, Dannemann, Diamond, Gollner, Hyers, Hetschel, Littleton, Morgan, Perlfhafer, Roberts, Rosefield, Schenck, Townsend, Winter, and Zimmerman.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for mechanics' liens in New York City, including Berry, One Hundredth, One Hundred and Nineteenth, Third, and Sixty-third.

Table listing property owners and contractors in Kings County, including entries for Everett and Robert Carey, Robert Carey, Same property, Seventh av, Nos. 806-810, etc.

KINGS COUNTY.

Table listing property owners and contractors in Kings County, including entries for June, Ferris st, w s, extends from Dikeman st to Wolcott st, etc.

Table listing property owners and contractors in Kings County, including entries for 19 Halsey st, s s, 100 e Patchen av, 100x100, Martin D. Walsh agt Hiram Bedell, etc.

Table listing property owners and contractors in Kings County, including entries for 24 Schenck av, e s, 225 s Blake av, 50x100, Ernst Kuhala agt S. Ferris Owen, etc.

SATISFIED MECHANICS' LIENS

NEW YORK CITY.

Table listing mechanics' liens in New York City, including entries for June, Convent av, n w cor 145th st, 50x100, Herman Miller agt Jacob Streifer and Marx Scharf, etc.

*Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including entries for June, Chauncey st, s s, 192 e Saratoga av, 38x100, Saratoga av, e s, 22 n Marion st, 19x78, etc.

Table listing names and addresses such as Doran, J. J., 259 10th av... G Ringler & Co (R) 1,000; Dervender, John, Bleeker & Morton sts...

Table listing names and addresses such as Stremple, K. 409 E 14th... Knickerbocker B Co. 200; Safran, Moritz, 114 W 20th... J Ruppert. (R) 1,200

HOUSEHOLD FURNITURE.

Table listing names and addresses under the heading HOUSEHOLD FURNITURE, such as Archer, Mary, 231 W 47th... O'Farrell & Co. 301; Allen, Helena A., 231 W 133d... L Baumann. 118

Table listing names and addresses such as Kenlon, Katie, 293 West Houston... L Baumann. 244; Kenney, W T. 606 Grand... Jordan & M. 120; Laifer, Leontine, 215 W 40th... Manges Bros. 493

MISCELLANEOUS.

Table listing names and addresses under the heading MISCELLANEOUS, such as Alseldorf, John, 1019 9th av... J W Tufts. Soda Fixtures. (R) 185

Table listing names and addresses, including Endres, J. 5 Willoughby... J A Schwartz. 324, Fay, J. 54 Vandyeke... Brooklyn F C. 160, Fitzgerald, Katie. 671 Hicks... L Baumann. 137, Foulks, J W. 451 7th... W D Crowell. 140, Fogarty, W J. 34 Columbia... I Mason. 201, Hall, C. 490 4th av... I Mason. 129, Harrigan, M. 211 Jay... Jordan & M. 133, Harvey, Carrie. 89 South 2d... J McEnery & Co. Henderson, M. 154 Decatur... E B Grove. Piano. 394, Isinger, P. 262 Hamburg av... Alexander Bros. 120, Johnston, H. 193 Baltic... T F Mulqueen. 818, Jones, Mary... Gately & Williams. 196, Kenworthy, Lizzie. 179 Scholes... J A Schwarz. 114, Kohler, Agnes. 251 Devoe... L Baumann. 138, Litky, H L. 83 Utica av... Alexander Bros. 238, Lowry, J J. 265 Bridge... T F Mulqueen. 233, McCabe, I F. 1651 Atlantic av... W D Crowell. 150, Marks, I. 151 Harrison av... J A Schwarz. 151, McCauley, T. 190 Livingston... Commercial Credit Co. 130, McFarlane, Clara. Bellmore, L L... R M Walters. Piano. 150, Morrell, Katie. 64 Alabama av... L Baumann. 116, Mulligan, C B. 1440 Fulton... M J Reynolds. 200, McGuire, Annie. 214 North 6th... L Baumann. 161, O'Connell, P. 311 Lexington av... I Mason. 101, Orr, G W. 318 Willoughby av... I Mason. 107, Oxley, C D. 598 Kosciusko... Brooklyn F Co. 299, Olson, Mary. 85 Boerum... T F Mulqueen. 127, Payne, Frances. 2 Willow pl... Simpson & P. Piano. 200, Purdy, H. 20 President... J Shann. Piano. 167, Rose, A F. 69 Clermont av... D Moriarty. 193, Rymer, J F. 17 Cooper pl... J Foulk, Jr. 100, Shiels, A J. 77 Fulton... L Baumann. 124, Snydam, Mary. 99 Lawrence... I Mason. 165, Smilper, Lizzie. Wyckoff av... J A Schwarz. 116, Shipley, D B. 199 Franklin av... O'Connor & Treacy. 242, Schumacker, G W. 293 1/2 9th av... A Pearson. 133, Selienek, Annie. 877 Gold... T F Mulqueen. 130, Tice, A L. 147 Henry... Brooklyn F Co. 181, Vaccas, M. Ocean av... J Rubenstein. 285, Wagner, T. 97 Himrod... J A Schwarz. 204, Woodcock, Mrs. 517 St Marks av... O'Connor & Treacy. 149, Ward, Frances. 100 Summit... A Pearson. 105, Wilkins, Katie. 54 Bleeker... I Mason. 111

MISCELLANEOUS. Abbott, F W, T T Quackenbush and G McEvoy. Flatlands... H Darde. Club House. 300, Ash, Rachel B. 8th av and 42d st... P McCabe. Cows. 116, Bennett, R R. 228 Greene av... W B Davis. Horses. (R) 1,500, Bullwinkel, M. 652 Gates av... H Bullwinkel. Grocery Fixtures. 1,000, Burkitt, F. 198 Leonard... J W Tafts. Soda Water Apparatus. 200, Capes, William N. 2979 Fulton... D Mutschler. Butcher Fixtures. 150, Cook & Eckel. 3d av, s e cor Degraw st... J Ruppert. Blacksmith's Tools, &c. 500, Conway, P M. 855 Gates av... F L Conway. Horse and Wagon. 600, Crofoot, J B. 118 Van Sicken av... J W Van Sicken. Candy Store. 200, Caldwell, W H. 1293 Myrtle av... Couper Zimmerman & Co. Bakery Fixtures. 500, Capps, W R. 1021 Gates av... E Demorais. Printing Office. 245, Collin, A B. 280 Nevins... R L Curran. Carpet Cleaning Apparatus. 325, Dorgeval, P. Bayard st and Lorimer st... T Van Volkenburgh & Co. Machinery. 13,849, Dose, Jr, J. 294 Chauncey... L Borrmann. Contractor's Fixtures. (R) 250, Duhm & Sumfith. 40 Rodney... J Berning. Horse and Wagon. 125, Eldridge, F M. 330 Grand... Eardley & Winterbottom. Printing Press. 160, Eastman, D. 4 Raymond... C Rheims. Horses and Trucks. 287, Evans, F E and F C Wendell. 218 Pearl... B Eastwood. Laundry Fixtures. 1,000, Fogarty, M. 531 Court... R Dey. Horse and Wagon. 850, Gottschalk & Haffner. Wallabout Basin... J Gottschalk. Boat. 291, Haug, J. 127 Varet... C Meyer. Horse and Truck. 250, Hyman, J. 399 Bedford av... Marvin Safe Co. Safe. 100, Hughes, Catherine. 721 Dean... W Craft. Saloon Fixtures. 348, Hechler, O. 505 Carroll... Hildebrand Bros. Horse and Wagon. 275, Israel, L. 172 Carlton av... W B Davis. Coach. 800, Jenison, J. 1378 Fulton... J Stanton. Horses, Wagons. 2,000, Jenkins & McCowan... Campbell P P and Mfg Co. Presses. 4,000, Kustner, H. 540 Liberty av... B F Strauss. Barber Fixtures. 100, Loeser, P. 172 McKibbin... C Brown. Machinery. (R) 750, Manhattan Telegraph Co... R Poillon and J G Jenkins trustees. Rights and Franchises. (R) 150,000, Merkel, F E, and A Grawsman. 315 North 2d... H Koch. Machinery. 500, Minton, R H. 25 Quincy... C D Rust. Carriage. 100, Mullin, J. 405 5th av... N Langler. Machinery. 700, Magonigle, W E. 686 Atlantic av... G C Bennett. Horse. 125, McAveney, J A. 954 Bergen... B McAveney. Horses, Trucks, &c. 3,000, McNamee, C and J. 232 North 8th... P McNamee. Grocery Fixtures. 500, Mehrtens, H. 455 Myrtle av... H Meyer. Confectionery Fixtures. (R) 1,080, Miller, H R. 276 Ewen... J Pfortner. Grocery Fixtures. 800, Mulvehan, M. Canton st, cor Sycamore st... Stein & Co. Horse. 250, Pape, A. 1036 Lafayette av... Schwarzschild & Sulzberger. Horse & Wagon. 175, Robinson, J D. 98 Park pl... Elz B Robinson. Machinery. (R) 1,700, Schmidt, A... Anna Schmidt. Hat Store 500, Sundborg, E. 495 Atlantic av... Manhattan Type Foundry. Press. 300, Stiles, E. 179 Columbia... Bramhall, Deane & Co. Range. 145, Seemann, Minnie and F. 823 Gates av... J P Helfst. Butcher Fixtures. (R) 500, Scherpich, C F. 265 North 2d... O H Scherpich. Drug Fixtures. (R) 1,000, Schink, W. Brooklyn Post-office, Station V... Mosler Safe Co. Safe. 46

Sengstack, L. 1892 Fulton... H Meyer. Ice Cream Saloon. (R) 568, The Barney Dumping Boat Co... C N Bliss, trustee. Patents, Rights and Privileges. (R) 94,500, Umland, J. 4th st near Hoyt st... International Tile and Trim Co. Horse. 75, Wall, H M. Frost, cor Leonard st... W Scott & Co. Printing Machinery. 3,500, Wheeler, J A. 588 President... P K S Wheeler. Horse and Wagon. (R) 300, Wilson, W M. 80 Irving pl... Dunham & Son. Wagonette. 300

BILLS OF SALE.

Comstock, W H. 351 Broadway... H C Wint. Tailors Fixtures. nom, Cohen, H N. 703 Myrtle av... A Michaels. Butcher Fixtures. 350, Dillmann, R. 1802 Atlantic av... H Bock. Saloon. 2,400, Goodman, L. 519 Court... S Brilliant. Dry Goods. 325, Hemsohn, P. 408 Central av... Annie Hemsohn. Grocery Fixtures. 3,500, Kunz, P. 199 Johnson av... L Strasser & C Michels. Tin Roofing Business. 175, Ohn, P H. 629 Marcy av... H and R Weiss. Horses and Wagons. consid omitted, Snare, J C. 81 Bridge... J R Anderson. Horses, Carts and Contractors Fixtures. 1,800

ASSIGNMENTS OF CHATTEL MORTGAGES.

Brenack, E T to J Bell & Sons. (Mort given by J B Wardell, Nov 26, 1890.) 585, Dieger, Emma to Williamsburgh B Co. (A Amann, June 6, 1891.) 100, Dallmer, J P to J Dougherty. (H G Conklin, July 3, 1890.) 3,000, Hohle, A to M F Lindhorn & Co. (F Von Garlem, March 4, 1890.) 275, Stiles, E to P Dunne. (H P Tibbetts, June 16, 1891.) consid omitted

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.

Allen, E S—A Devine, South Orange. \$1, Allen, W H—C Underhill, East Orange. 10,000, Atwater, Samuel—W N Randall, Belleville. 1, Bailey, S A—E Wood et al, n s Emmet st 125 w Pennsylvania av 10x100. 3,900, Beach, Albert—W Efinger, Broad st. 2,300, Beach, M E special guard—S R Mead, Gray st. 675, Beisler, William—F Munch, e s Badger av 100 n Vanderpool st 25x105. 3,000, Bowers, A M—T S Palmer, Amsterdam st. 275, Bray, J B—L M Ward, East Orange. 5,500, Breakenridge, J H—A Botiaux, Clinton. 1,000, Same—F J Kernan, Clinton. 350, Same—G H Schmidt, Clinton. 300, Same—G Post, Clinton. 300, Same—M S Callan, Clinton. 350, Budd, Kate C—M Post, Bloomfield. 1,200, Buermann, August—L M Decker, Alpine st. 2,800, Burnett, W H—H L Kundsen, w s Halsey st 32 n Warren st 30x7x30x77. 8,000, Burton, J J—J M Schriber, South Orange. 15,000, Casebolt, G T—S Press, 18th av. 1,500, Coe, Theodore et al exrs—G Leithausen, South 8th st. 1,400, Same—M Heckelm, South 8th st. 1,350, Same—M Seidl, South 8th st. 2,080, Same—P Loutenslaezer, South 8th st. 1,300, Same—T Fitzpatrick, South 7th st. 2,300, Coeyman, Amzi—C A Haslam, Franklin. 1, Same—same, Franklin. 1, Coeyman, Samuel—Peabody Land and Loan Co, Montclair av. 1, Connor, John et al—C Schmidt, Irvington. 250, Cook, James M—A M Sidman et al, Livingston. 1,500, Corwin, W M—C R Corwin, Montclair. 1, Cummings, Ellen—P Reilly, w s Hoyt st cor Bleeker st 31x67. 3,700, Efinger, William—J C Lauer, Jr, Winthrop st. 450, Faitoute, F B—E H Jackson, Summer av. 1,300, Same—H C Faitoute, e s Summer av 150 n Chester av 37x150. 4,000, Ferry, G J—G R Gibson, East Orange. 4,223, Fields, J F—E Rolle, Central av. 2,600, Forest Hill Assoc—A Muir, Verona av. 900, Same—J F McLagan et al, Murphy's lane. 1, Same—Peabody Land and Loan Assoc, Parker st. 1, Gallagher, M C—M E Osnun, Bloomfield. 3,750, Guarantee Trust and Safe Deposit Co—H K Pitcher, Milburn. 18,666, Gurney, M D—W Biedermann, e s Wickliffe st 652 Bank st 26x95. 5,750, Gulenberg, A L—F Guttenberg, Ferry st. 1,333, Same—same, Ferry st. 2,000, Hang, J C—F Andlauer, Somerset st. 1,200, Harrison, C J et al exrs—J McGowan, West Orange. 750, Hartwick, B M—A Kull, 7th av. 900, Hart, Rosa—P T Piatt et al—Montclair. 3,400, Hauck, William, Jr—P Peilly, Oxford st. 1,400, Havemeyer, W F et al—W J McCoy, South Orange. 1, Heasbey, E Q—W Austin, Belleville. 225, Hedges, J E—F Leschzines, East Orange. 3,250, Heusler, J, Jr—C Rohrig, Darcy st. 1, Heusler, E H—same, Darcy st. 750, Heyeck, Louisa—L Ledig, 16th av. 200, Holmes, W B—J E Harrison, Montclair. 1, Honiss, John—H B Hil s, Lincoln av. 900, Hunter, C A—C Hitchock, East Orange. 750, Jackson, W H—J Maltman, Montclair av. 1, Jayne, J C—E K Sleeper, East Orange. 1,500, Same—M S Miller, South Orange. 3,000, Joiner, W L—M J Hall, Clinton. 900, Kessler, Konrad—A Bretz, Forrest st. 1,250, Koehler, M D—P Zilliox, w s Prince st 425 s Montgomery st. 4,300, Leford, Adeline—A B Leford, South Orange. 1, Lister, J C—A Bird, Summer av. 550, Loughlin, T J exr—P Lepore, Madison st. 2,400, Lum, C M—G T Casebolt, 18th av. 50, Mackin, Francis—C Hermann, South 11th st. 1,400, Same—C Miller, South 19th st. 400

Same—W Brown, s s Astor st 153 e Mulberry st 17x100. 12,500, Matthews, G B—J Honiss, Lincoln av. 1,500, McCaffrey, Patrick—H Spellmeyer, Oraton st. 425, McChesney, Hugh—H Mc hesney, Orange. 1, McCarvey, Catherine—E Sneyd, 1st st. 2,900, McLagan, J F—Peabody Land and Loan Co, Chatham st. 1, Meeker, L M—M M Ward, Orange. 8,500, Miller, Samuel F—J C Jayne, South Orange. 3,000, Morehouse, Delia—S Silverstein, Orange. 5,300, Mulligan, Elizabeth—A L Van Horn, Belleville. 25, Mulvey, Michael—Mutual B and L Assoc, w s Hunterdon st, 50 n Cabinet st, 25x100. 4,500, Newark B and L Assoc—E Cummings, Hoyt st. 2,600, Newark Fire Ins Co—T J Gray, Pennington st. 2,750, Peabody Land and Loan Co—J F McLagan, Montclair av. 1, Peer, A M—H Mitchell, West Orange. 100, Porter, John—G L Benedict, Montclair. 225, Prehle, A M—S T Stull, Orange. 891, Preith, L J—B Boila, Clinton. 225, Price, I S—S A Smith, Nassau st. 1,750, Rachlin, M—S Krim, w s Broome st 475 s Montgomery st 25x100. 6,500, Randall, J M—E Whiteside, East Orange. 2,800, Richeimer, Fanny—J Isenburgh, Boyd st. 1, Robotham, William—J Kaller, South 19th st. 2,000, Sayre, Stephen—A E Sayre, Bank st. 1, Sayers, W E et al—J G Van Camp, South Orange. 1,500, Schmidt, Christian—F M Zahn, e s Littleton av 225 from Bark st 25x100. 5,800, Sheridan, Bridget—M Reilly, Hamburg pl. 1, Simon, M L—M D Koehler, Prince st. 1, Simonson, S J et al—A Coeymann, Franklin. 1, Sims, Winfield S—R P Coulon, n s James st 58 e Plane st 30x83. 4,500, Smith, E J—F J Wagner, Orange. 4,000, Smith, F H—H Nolte, e s Summer av 275 n Nursery st 25x100. 4,150, Sommers, Mary—J W Vogel, Court st. 300, Stiles, M A—C B Crane, Caldwell. 500, Stimis, Henry—S E Lurling, River road. 1,100, Strong, John—K Kwiatkoski, Bloomfield. 300, Taylor, C B—C F Winckler, Orange. 600, Taylor, Julia—G P Farmer, Montclair. 3,500, Thieringer, Frederick—H Ferguson, Bloomfield. 2,000, Thorp, A G—W B Blanchard, East Orange. 3,500, Same—F A Miller, East Orange. 3,750, Same—G B Crofutt, East Orange. 2,400, Throop, B H—J J Teeling, Jabez st. 900, Towne, J W et al—E H Whiteside, East Orange. 2,100, Untiedt, H, J—J W Hart, East Orange. 2,500, Ore, W A—Trustees of the Degroot M E Church, n s South Orange av cor Littleton av 74x100x37 x17x142. 9,000, Van Gieson, Reynier—C W Anderson, Montclair. 4,500, Wakeman, J P—W Wilson, Garside st. 2,700, Walton, William—J W C Mitchell, East Orange. 1, Woodruff, Frederick et al exrs—E Whiteside, East Orange. 2,800, Ward, E P—C Weis, Kossuth st. 500, Wightman, R C—L Heyeck, South 11th st. 500, Williams, I M—R Kelley, East Orange. 200, Wood, Ebenezer et al—S A Bailey, w s Penna av 128 n Emmet st 21x100. 6,500, Young, M E et al—H Mitchell, West Orange. 200

MORTGAGES.

Abbott, Lizzie B—J R Pitcher, East Orange. 2,805, Adams, J J L—Firemen's Ins Co, South Orange av. 7,600, Bailey, S A—E Wood et al, Penna av. 1,300, Biedermann, William—Assoc to Provide and Maintain Home for the Friendless, Wichliff st. 3,000, Bird, A C—J C Lister, Summer av. 400, Botiaux, A—J H Breakenridge, Clinton. 600, Brandenburg, Dorothea—W F Brandenburg, Crawford st. 1,200, Bretz, Alois—Security B & L Assoc, Forrest st. 1,300, Briscoe, Peter—J R Sayre, Jr, 12th av. 100, Budd, K E—Bloomfield B & L Assoc, Bloomfield. 300, Burns, John—G W Wiedemayer, Ferry st. 375, Cook, A T—Fidelity Title and Deposit Co., Halsey st. 800, Cooper, C W—New Jersey B & L Assoc, 8d st. 200, Conlon, R P—J P McFadden, James st. 3,500, Cowell, C E—Fraternal B and L Assoc, East Orange. 5,000, Crawford, R H—W L Glorieux, Clinton. 125, Crofut, G B—A G Thorp, East Orange. 1,400, Ducker, J H—D B Courter, Clinton. 1,500, Ferguson, Helena—Essex Co B and L Assoc, Bloomfield. 1,600, Fitzpatrick, Thomas—J Coe et al exrs, South 7th st. 3,996, Flynn, Bridget—Orange Savings Bank, Orange. 800, Frost, Barbara—A Buermann, Boyd st. 250, Gibson, G R—G J Ferry, East Orange. 2,000, Glasson, William—J L Blake, Orange. 1,200, Gray, I J—Newark Fire Ins Co, Pennington st. 2,000, Guttenberg, Fredoline—A L Guttenberg, Ferry st. 3,333, Haase, L H B—R S Gould, South 8th st. 300, Hartig, Emanuel—F Breusch, Baldwin st. 700, Heckelmann, Michael—T Coe et al exrs, South 8th st. 1,100, Herman, Christiana—F Mackin, South 11th st. 350, L'Anson, Miles—J A Flintoft, exr, Summer av. 500, Jackson, E H—F B Faitoute, Summer av. 600, Jahnsen, Alfred—E Moss, East Orange. 500, Jarvis, Alexander—J E Terhune, Charlton st. 2,000, Joiner, H W—C W Harrison, Clinton. 500, Kingsland, Amanda et al—Bloomfield Savings Inst, Franklin. 3,700, Klaus, J J—Passaic B and L Assoc, Ferry st. 3,400, Kling, Anthony—American Ins Co, West Orange. 2,500, Koller, John—W Robotham, South 19th st. 1,500, Krim, Samuel—M Rachlin, Broome st. 900, Kundsen, H L—W H Burnett, Halsey st. 4,000, Kwiatkoski, Kazmier—J Lawadowski, Bloomfield. 750, Lanzillo, G A—Knights of Pythias B and L Assoc, East Orange. 1,600, Lawrence, Henry—Bloomfield B and L Assoc, Bloomfield. 5,000, Leitheuser, George—T Coe et al exrs, South 8th st. 1,300, Lepore, Pasquale—T J Loughlin exr, Madison st. 1,800, Leschziner, Siegfried—J E Hedges, East Orange. 1,500, Loutenslaezer, Peter—T Coe et al exrs, South 8th st. 1,000, Luhtenberger, Louise—Teutonia B & L Assoc, New York av. 1,200, Maguire, James—J C Smith, Peshine av. 1,500, Mallet-Prevost, Severo—C C Goodwin, Orange. 6,000, McKloskey, R J et al—A F Skinner, Belleville. 100

Table listing property owners and amounts, including entries for Marsh, Frank H; McTasney, James; Miller, S F; Morlack, R W; Munch, Franz; Murray, J F; Neycle, Louisa; Nolte, Henry; Oatman, W F; O'Brien, Patrick; Otis, J H; Peloubet, F W; Pierson, A C; Pitcher, H K; Poppe, G W; Preston, Julia; Press, Samuel; Richardson, N M; Rooney, Hannah; Rummell Co; Schaeffer, Mary; Seidl, Moritz; Shiffer, J D; Sidman, J S; Silverstein, Sarah; Sleeper, F R; Smith, J H; Sneys, Emily; Steib, George; Stradling, Albert; Stryker, A A; Taylor, S C; Thomas, William; Toms, E J; Underhill, Catharine; Ver Bryck, S E; Von Kutz, Eva; Von Kutz, E S; Vreeland, M A; Wagner, F J; Ward, M S; Whiteside, N E; Wilson, William; Wohlfarth, Emil.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including entries for Beyer, F J; Bowers, A M; Caro, D M; Clifton, Edward; Couch, A C; Cowell, J J; Dupont, Gustav; Elsenner, Joseph; Farrington, G H; Gonsi, R John; Henderson & Burns; Henderson, J P; Hendricks, Hugo; Lewis, A E; Makowich, Solomon; McCarty, Patrick; McEvoy, Patrick; McMahon, James; Meeker, Albert; Nelson, S E; Parker, Esther; Reinhart, Lawrence; Reynolds, E H; Riete, Domitick; Simons, Herman; Smith, John; Thompson, John; Tidey, F W; Tillyer, M E; Vance, Michael; Van Pelt, Annie; Vreeland, J W; Ward, G E; Weeks, E W.

JUDGMENTS.

Table listing judgments, including entries for Dorrance, J E; Fairchild, A M; Fifth, John; Greenberg, K L; McNally, Bernard; Vaughn, Patrick; Wilmerding, S S.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including entries for Abell, Hannah E; Ashbey, J I; Brady, Thos; Bramhall, Eliza A; Brett, P W; Broderick, John; Brueck, Henry; Carney, Thos; Clark, Alice; Cobb, Ann; Conder, F R; Cowles, E S; Croysey, Mary F.

Table listing property owners and amounts, including entries for Datz, Albert; Donnelly, Pat; Douzelli, Gaetano; Drescher, Chas; Edwards, W D; Elliott, F C; Forrest, M W; Geyer, Augusta; Goetze, W H; Gorman, Jas; Hewitt, R T; Hillard, Ann P; Hille, F W; Hoboken Land and Improvement Co; Same; Hollander, Fred; Hopf, Josephine; Horns, Caroline; Kiersted, Eliza T; Kirkham, Agnes E; Lowe, Thos; Mabon, W F; Mary A Logan; Matthews, F J; May, Robert; Meyer, Frederick; National Docks R R Co; Naylor, K E; Niederlitz, William; O'Brien, Jas; Rapp, D V; Rapp, J M; Sand, E J; Schmidt, E H; Schoppman, Margaret; Schubnell, Leopold; Schubnell, Wilhelmine; Schukraft, Martin; Seebek, Jno; Sheehan, Jno; Same; Same; Skinner, J A; Siegfried, Adam; Same; Simonds A B; Sinclair, William; Smith, J D; Smith, Jas; Southart, S S; Stake, Johanna; The Bergen Neck railway Co; The Central N J Land and Imp't Co; The Provident Ins for Savings; Toffey, Mary E; Traphagen, W C; Van Doren, Isabella; Veitch, F A; Van Horn, Jacob; Weiner, H C; Weiser, Peter; Wells, G H; Wiegell, Edward; Wiggers, Albert; Wilson, Florence A.

MORTGAGES.

Table listing mortgages, including entries for Anderson, C F J; Aymar, Harriet; Brueck, Henry; Burk, Katherine; Campbell, W J; Clark, Anna M; Coar, Eleanor; Collins, Olive; Cosine, Virginia; Crevier, J C; Curry, James S; Day, W N; Delaney, Forest; Edwards, W D; Elmend, Rachel; Farley, Jas; Halsey, H F; Hamilton, Oscar; Same; Hanrahan, Ed; Harris, J F; Hartigan, Catharine; Kelly, J M; Kenney, Pat; Kirby, H C; Kusman, F A; Lewis, T R; Masterson, Mary; Maulbeck, Sebastian; McKendra, Jno; McKernan, Rob; Mitchell, David; Montgomery, Jas; Morrell, Agnes S; Mullone, Michael; Parsons, C H; Pharo, Mary E; Pierce, Alice W; Post, A J.

Table listing property owners and amounts, including entries for Purcell, J F; Salomon, Herman; Schwartz, F A; Sleesman, C C; Sluter, Geo; Sonn, A H; Steneck, Jno; Sturgeon, Margaret; Tappan, Kate; The Bergen Point Methodist Episcopal Church; Thompson, And; Thomson, Jno; Uldrich, Richard; Walters, Louisa; Walters, W H; Weiner, Henry; Wells, G H.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including entries for Bosenberg, C H; Campana, Jno; Cartaret Club; Corby, A W; Colombo, Charles; Deniasi, Michael; Earle, E E; Eikenbrad, G B; Fanoca, Gasfero; Grengel, Geo; Grieco, Dominicus; Harnett, Medora; Hensser, Emil; Hill, Ida; Jaccard, J G; Johnson, Bessie; Kerckhoff, Nora; Long, John; Morgan, Lothe; Multer, J T; Newman, Herman; O'Leary, Jno; Owen, J B; Phase, E E; Prout, John; Reuter, Chas; Rosenthal, Ernest; Rosenthal, Will; Schneider, H; Schrauth, C J; Schneider, Chas; Sherman, H C; Simon, John; Simonetti, Dennis; Wiese, Peter; Witte, William; Yost, Jacob; Quense, H-nrv.

BILLS OF SALE.

Table listing bills of sale, including entries for Etzkorn, Wilhelmina.

JUDGMENTS.

Table listing judgments, including entries for Heintzelman, Henry; Kloebien, August; Lawson, Frank; Manker, Rudolph; Mills, Mary C; Mulcahy, J H; Pucridge, Arthur; Ranges, Frederick; Thomas, John.

MECHANICS' LIENS.

Table listing mechanics' liens, including entries for Meneely, Margaret; Flanagan, Bernard; Freeburn, A B.

BUILDING MATERIAL MARKET.

BRICKS.—Custom has been plenty enough on the market for Common Hards, indeed demand was really of very liberal proportions, and in that respect it will probably count as one of the best weeks of the season; but more than a balance was found in the immensity of the supply, and the only advantage receivers secured was in ability to keep stock reasonably well sold up. Jus' at the close of last week the fleet came down the river in force, and Monday morning opened with fifty-five cargoes at the depot; yet so lively did buyers take hold that by Tuesday forty-nine of these had been placed. Other arrivals, however, followed along in due order, and with the full quantity already taken custom became slower, so that two or three million were probably carried over every day. It would be pleasant to now proceed and record a gain in value; but unfortunately no such result was attained, nothing higher than last week being shown, and the average probably running a trifle less, the general range standing at about \$4.25@5.50, with just a possibility that

under special conditions a fraction above the latter figure may have been paid. A noticeable feature of the position was to be found in the absence of poor brick and the really superior quality of the average offering, and taking this in conjunction with the cost builders and dealers are handling about as cheap brick as they could reasonably desire. Pales have been in a bad plight under the almost total neglect to which they have been subjected, and a receiver who handles one of the most popular makes of this class of stock reports that by degrees having gradually come down to \$2 per M., and found no custom at that, he is now utterly disgusted and proposes to make no further attempt at finding a market. So far as can be learned only two or three manufacturers have really stopped work, and production goes on without check, but, of course, there are the usual threats about shutting down, with no more than the ordinary effect upon the market. There seems to be an idea that a pretty full supply will come in at the first of the week through a desire to make one more trip and get boats back in time for the "Fourth."

LATH.—There is practically no change in general conditions of the market since our last. It has had another attack of too many lath and failed to gather up strength enough to even support previous figures, with \$3.05 per M now about the best rate that can be quoted, and practically no demand at that, as most lines of dependent custom has accumulated a supply and requires no addition. With characteristic buoyancy of temperament, however, most receivers are disposed to take a bright view of the situation and assume that there is now surely a probability that the worst is over. Few cargoes are known to be afloat, and late advices from the Eastward show that the threatened curtailment of production has finally materialized in the actual shutting down of some of the most important mills.

LIME.—The market remains much the same as last week and conditions are evidently very unsatisfactory to receivers. It is quite easy to obtain a "quotations" and the old stereotyped figures are named, but the actual selling rate is quite another matter, and probably in pretty much every instance a special price is agreed upon to suit the negotiation immediately in hand, with the average advantage in buyers' favor. Indeed, some pretty deep cuts on price are said to have been made by parties with natural proclivities for such practice.

LUMBER.—There are always two classes of operators to be found upon this as well as all other markets, those who are talking as though business was on the verge of a boom and those who seem to be calculating that the market is going all to pieces without let or hindrance. At the moment, however, only a few advocates of either of the radical views set forth are heard, the more general expression of opinion proving quite conservative in character and showing quite an extensive feeling of caution extant. Now that the flush of delivering on contract has passed and dealers are looking for fresh custom they discover that pretty much all classes of consumers are in a more or less indifferent mood and placing orders only against very clearly-shaped necessities. No special objection to cost is made, but in addition to fears still entertained over the labor situation there was a great deal of work, if not abandoned entirely during the recent strike, at least temporarily pigeonholed, with decision reserved until fall. Under such circumstances it is no more than natural that dealers should hesitate about committing themselves to fresh engagements for the present, beyond the circle of actual necessity at least, and every one who has any kind of an assortment on hand will make it last during the six or eight weeks if possible. This does not, of course, please receivers, agents and traveling salesmen, but they are coming to understand that they must make the best of it, and thus far have been sensible enough to abstain from assuming an aggressive attitude and endeavoring to force business upon an unwilling market. With the exception of a section of this State and some Eastern localities there is nothing from primary sources to convey an impression of possible scarcity of any staple description of stock.

Eastern Spruce is a little firmer in tone. The somewhat full quantity received as against the ready outlet, and under which values settled off to a very low notch has in one way or another been placed, and agents not only feel relieved but have more confidence to insist upon fractionally higher rates when new demand is encountered. Unfortunately, however, there is rarely any important demand coming into notice, and while a few cargoes could probably be placed there is no desire for even a good average arrival at the moment. Northern Spruce offered with moderation because it is not in stock to offer, and on a quicker market would be apt to command advanced rates. Piling with a plentiful supply has an easy market. Hemlock is in pretty good stock under recent deliveries and the new is slow, even more passive than had been expected, allowing for general slow nature of current trade.

White Pine is in larger stock than a week ago, mainly because arrivals in meeting old contracts have continued without encountering a compensating demand. Indeed on the distributive outlet the deal has proven quite small so far as really new orders were concerned, and that has in turn acted as an influence to deter dealers from entering upon any important negotiations for stock. Offerings have continued fair, with sellers not unwilling to name a comparatively easy basis, but custom cannot be hastened, as the stand off is not to influence values, but to ascertain more clearly the amount of stock likely to be wanted. The export trade is slow and careful.

Yellow Pine meets with limited and somewhat uncertain demand, and there is not much of a market at the moment. Sellers are talking somewhat firmer, but do not obtain a satisfactory response, as buyers at the best are under no feeling of anxiety in regard to supplies, and seem to feel that curtailment of the export trade will make many manufacturers more inclined to give attention to home orders.

Carolina Pine timber is seldom mentioned and indeed, under present conditions of trade, has little chance for a market. The general run of kiln dried stock, however, is quoted steady and meeting with some demand, though since delayed deliveries were completed agents have not found much really new custom. As a rule, about former rates are quoted.

Hardwoods are not openly called for to any extent, so far as dealers are concerned as they feel in common with all other lumbermen that the outlook is somewhat uncertain and therefore a little caution not amiss. The absence of satisfactory interest among buyers, however, has not to any noticeable extent weakened the views of agents, and the offerings have in consequence been made only at about former cost,

and without evidence of distress lots upon which forced realizing may become necessary. The export call is fair, but still wants the best of quality.

GENERAL LUMBER NOTES.

CANADA.

The President of the Canadian Bank of Commerce in his annual address, says:

The trade in square timber is not yet in a healthy condition. There is still in sight more timber than the total product of any year since 1881, although the amount made in the past year is only about one-fifth of that for 1889-90. It is therefore to be hoped that next winter the quantity manufactured will be as nearly nothing as may be possible. The work in the woods has been done under favorable circumstances, and the output is correspondingly cheaper than in recent years; part of the reduction in cost, however, is, unfortunately, the result of lower wages. Since the maximum cost of sawlogs in the Ottawa district in 1887-8 the stock on hand has been steadily falling, we are glad to notice, and is now lower than in any but two of the last ten years. The demand in the United States is satisfactory, at prices higher than a year ago, but the South American market is still wanting. As we have said in past years, a diminished production is all that is necessary to give the lumber business a quite satisfactory tone, and at the moment the Ottawa manufacturers have fair profits in prospect. The output in the North shore District is also smaller, but the general conditions of the business are not as favorable as could be desired. The home market on which they largely depend is very limited, owing to the collapse in real estate speculation and the general shrinkage in business.

ENGLAND.

The *Timber Trades Journal* as follows:

LIVERPOOL.

The Canadian steamers continue to bring forward the usual supplies of pine deals, boards, sidings and similar goods, though not in quite such large quantities as in former years. It is to be regretted that thus early in the season the evidence of an ample supply of these goods is manifesting itself by the growth of the piles in the importers' yards. We should like to see more of these goods going up the country into consumers' hands.

And referring to a London auction sale says:

There was only one parcel of American walnut logs, ex Nessmore, offered "without reserve;" these were started at low figures, and by progressive competition reached, most of them, medium prices, the lowest being 1s. 3d. and the highest 3s. Some American Walnut pieces, ex Holyrood, were sold by weight at 8/6s. and 8/8s. per ton.

Various parcels of American lumber, for absolute sale, were then cleared at low prices.

THE WEST.

The *Northwestern Lumberman* as follows:

The dealers in this city, who, from habit, deprecate the proposition that there is to be any scarcity of lumber, are taking a hopeful view of the log question. They say that though there may be a considerable number of logs hung up on account of dry weather, summer logging will offset the lack of floatage. They call attention to the necessity for putting in the pine that was burned last spring. In the Menominee region, over large areas of Northern Wisconsin and Michigan, millions of trees have been killed by forest fires. The worms attack the bark before the wood is cold, after the fires have passed, so that trees cannot be cut too soon if the logs are to be saved from destruction by these pests. In some instances operators are instructing their workmen to split the bark on every log and insert salt in the opening, as an antidote against the worms. This shows how desperate the case is. Of course such logs will be got to bank and to mill as rapidly as possible, and help swell the lumber product. This is the argument advanced by the dealers to show that the supply will be maintained in spite of hung-up logs.

On the cargo market at Chicago as follows:

Receipts at the market during the week were not heavy, though since the wind turned northward arrivals have been more frequent. The market has lately been fed so sparingly that the dealers have acquired more appetite than they had in May. The season is passing; July will soon be here. The market has held with remarkable steadiness. Short piece stuff is 50 cents higher than at a corresponding time last year, and long stuff \$1 higher. There is an urgent demand for all grades of strips, with no great surplus to draw on. Dealers do not see much chance for a collapse of the market, and hence they are dipping in rather more readily than formerly. Besides, the low state of the streams in the Menominee region and in northern Michigan is having some influence. The logs are not coming down as usual. Mill operators are refusing to cut large bills without the contract includes the proviso that the lumber will be furnished only in case the logs come down. The late rains did not help the Menominee region, it is reported, and considerable anxiety is felt at the prospect.

The principal call continues to be for strips and piece stuff. The first named will come forward plentifully later on, but it is doubtful if there will be an oversupply of strips, though it is said that the mills are cutting their logs to strips as much as possible.

Short piece stuff is holding firm at \$10.25 a thousand, slims at \$12, and long wide joists at \$14 to \$15 a thousand, \$14.50 being a common price. Inch lumber sells according to quality, that which runs heavily to strip being at a premium.

The *Timberman* as follows:

The price of logs at Stillwater, Minn., has advanced in some instances \$2 per thousand feet for big logs. We should judge that the lumber made from these logs could not well be sold at a lower price than lumber is selling for to-day, and there is every reason to believe that the stock will go for higher prices in the fall.

Reports from the (Chicago) yard dealers do not, as a general thing, indicate so large a volume of business this week as last, although several of the yards are having all they can do to attend to orders received. Nevertheless, the market is characterized by a strong feeling, and it is not often that there are so few rumors of price cutting as at the present time. Prices are at least holding firm, with a higher tendency apparent on several items, and predictions are freely made that

there will be a general advance when the market begins to feel the impetus of the fall trade.

It is certain that yard prices, while considerably higher than last year at this time, are none too high, in view of the advanced cost of stock at the mills, and dealers are determined not to lose the opportunity to increase their profits should one offer.

Shipments for the week ending last Saturday, as shown by the custom house reports, are nearly 3,000,000 in excess of those for the same period in 1890, and as nearly as can be ascertained local consumption shows as favorable a comparison. There was also an increase of nearly 1,400,000 in shipments of shingles, while the falling off in receipts for the week was well up towards 20,000,000. Shingles are bound to be scarce in this market before the season is over and a further advance in prices may be looked for. Demand for choice and extra brand of both pine and cedar is very good and some additional inquiry is reported for the cheaper grades.

The oak market shows very little change and prices hold about even. There is no surplus of dry oak, either plain or quarter-sawn. Plenty of green oak is being offered, but manufacturers as a rule are not inclined to hold off for top prices. As a result the yards are not buying heavily at the present time, the indications not pointing to higher prices for some time at least. Demand for plain-sawn red oak is perhaps better than for plain-sawn white or either variety of quarter-sawn, but there is a good healthy trade in all kinds.

In regard to the ash trade reports are somewhat contradictory. This is perhaps explained by the fact that for some classes of stock there is an active inquiry, while for other classes the demand is limited. Reports from mill points indicate that stocks of ash have been pretty well cleaned up by eastern buyers, and the supply in this market is not large. Prices are about stationary.

Maple is fairly active. Flooring strips are doing particularly well, but there is good inquiry for other grades, although no improvement can be noted in prices; \$22 is said to be about an average price for flooring strips, and dealers are paying \$15 to \$15.50 for log run.

The *Mississippi Valley Lumberman* as follows:

About 160,000,000 feet of Canadian logs from the Georgian by district will shortly be taken to Michigan points and manufactured into lumber. The transportation of this lumber will result to the advantage of the American carrying trade but it is worrying the Canadians. The government of Ontario decided some time ago that the sales of timber limits would be subject to the condition that all the logs cut therefrom must be sawn in the province, but the timber land from which these logs were taken was secured previous to this announcement on the part of the Ontario government, and now the American owners are taking them to Michigan under the Canadian ruling for the removal of the duty on logs to meet the requirements of the McKinley tariff act. The conditions under which the timber limits of the provinces are sold are under the exclusive control of the provincial governments, but some of the Dominion papers are now pleading with the Dominion parliament to stop this movement of logs into Michigan, on the ground that it is a question of customs duties.

METALS.—COPPER.—Since our last report the market has been quieter and without feature of pronounced character. Business runs along slightly irregular, some days more, some days less, but on the whole making a fair average, and prices rule pretty firmly for all grades. On an average range of valuations we quote at 13@13½c. for Lake, and 11¾@12½c. for casing brands. Manufactured Copper does not find any unusual attention, and there have been complaints of dull business recently. Taken altogether, however, affairs are in good form and values sustained without much difficulty. We quote as follows: Sheet, not above 30x72 in., 16 oz. and over, 25c.; do. 14 to 16 oz., 23c.; do. 12 to 14 oz., 24c.; do. 10 to 12 oz., 25c.; do. 8 to 10 oz., 28c.; do. under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 13@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.; 2c. 14 to 16 oz.; 5c. 12 to 14 oz. and 13c. for 8 to 10 oz. Sheets, not above 48x96 32t. 64 oz., 22c. do. 16 to 32 oz., 25c.; do. 14 to 16oz., 23c.; do. 12 to 14 oz., 29c.; do. 10 to 12 oz., 33c. Sheets wider than 48x96 and longer, 22@25c. for 32 to 64 oz. and over, 27@ 30c. for 16 to 32 oz., 28c. for 14 to 16 oz. and 34c. for 12 to 14 oz. All ball tab sheets, per lb., 16 oz. 24c., 14 oz. 29c.; 12 oz. 31c.; and 10 oz. 35c. Bolt copper ¾ inch diameter and over, 22c. Circles, 60 diameter and less, 3c. 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, 2c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. Iron—cast: Pig not much called for and valued about as before, as a basis upon which orders would be received. There is practically no stock here. We quote more or less nominally at \$22.00@24.50 per ton, according to brand. American Pig meets with very little new demand, and altogether the market is slow. Matters, however, seem to be generally under good control, and while surplus lots of inferior stock are occasionally run off at a slight shading standard brands are firmly held at well up to former range of valuation and do not accumulate. We quote at \$17.00@18.00 per ton for No. 1 X foundry; \$15.50@16.50 for No. 2 X do., and \$14.00@15.00 for Gray Forge. Old material has found rather more inquiry, and while some of the negotiations were unsuccessful there is hope of a fuller movement ere long. The market is fairly steady all around. We quote at about \$20.50@22.00 for old rails; \$20.00@21.00 for No. 1 wrought scrap; \$17.00@18.00 for cast scrap, and \$17.00@17.50 for car wheels. Manufactured Iron has been showing somewhat more animation, but mainly in completion of old orders, and buyers generally are very careful about indulging in new investments or contracting for any distant date. We quote Common Merchant Bar ordinary size, at 2.00@2.10c. from store, and refined at 2.30@2.60c.; Rods, round and square, 2.20@2.40c.; Bands, 2.40@2.60c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 3.00@3.05c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel rails are not at present finding much demand, and the few orders placed are upon basis of real and immediate necessity. The market, however, is held well together, with prices firm and conditions are healthy. According to official data, the sales of steel rails by American manufacturers were, up to June 1st, a little over 725,000

tons. At the same date last year, 1,086,000 tons had been sold. Deliveries the past five months were 337,265 tons, against 598,000 during the corresponding period last year. We quote standard sections \$30 per ton at mill, with usual advance for delivery at tide water. Pig Lead has a somewhat irregular trade, but of late lacked animation or feature of special interest. Supplies seem to be fairly well controlled. We quote at 4.40@4.5c. per lb. The manufacturers of lead are quoted at 7c. for Pipe, 7 3/4c. for Sheet, 15c. for Tin-lined Pipe, and 3 1/2c. for Block Tin Pipe. Pig Tin has less speculative attraction, apparently, and is not much wanted for consumption, giving the market a rather dull tone at times, but prices are held steadily. We quote at about 20.65@20.70c. for round lots, and 20 3/4@21 1/2c. for jobbing parcels. Tin Plate moderately active only and the market has kept upon comparatively steady lines, with holders of supply talking quite confidently. All large consumers are very well stocked at the moment. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment, Melyn grade, \$6.30@6.35, each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment, Alloway grade, \$5.90@5.95, each additional X add \$1; Charcoal terne, 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, \$5.00@5.15; Dean grade, 20x28, \$10.00@10.25; D. R. D. grade, 14x20, \$4.85@4.90; D. R. D. grade, 20x28, \$9.85@9.90; I. C. Coke, Penlan grade, \$5.30@5.35; J. B. grade, 14x20, \$5.45@5.50; I. C. Bessemer steel, squares, \$5.75@5.80 basis; I. C. Siemens steel, squares, \$5.90@6.00 basis. Spelter has undergone no great change, the demand running moderate and prices steady for lots changing hands. We quote 5.00@5.10 for Common Western, according to brand.

NAILS.—Buyers remain by far the most indifferent operators, and all calls for stock have no basis beyond immediate and positive requirements. The outlet is freely and readily met, as holders feel that it is useless to wait for a more liberal outlet, and custom must be secured the moment it shows itself upon the market. We quote Cut at \$1.65@1.75 per keg for car lots and \$1.75@1.85 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.10@2.15 at mills, and 2.30@2.40 from store.

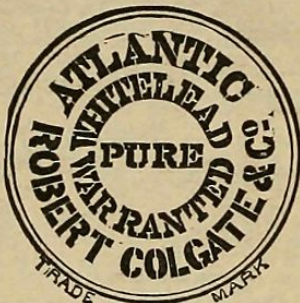
PAINTS, OILS, COLORS, ETC.—Business has more or less irregular form and does not in many cases show much volume or tendency to improve. It is conceded that the movement scarcely comes up to seasonable average, but unusual influences have arisen to curtail demand and operators are inclined to make the best of the situation. In the matter of production there has been a fair adjustment to the outlet, so that accumulations have not run up into cumbersome proportions and that helps keep the value line pretty steady. In fact, in no case have local traders found it

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PLAIN and ORNAMENTAL



IRON AND STEEL WORK

LARGE STOCK OF

Bridle Irons, Anchors,

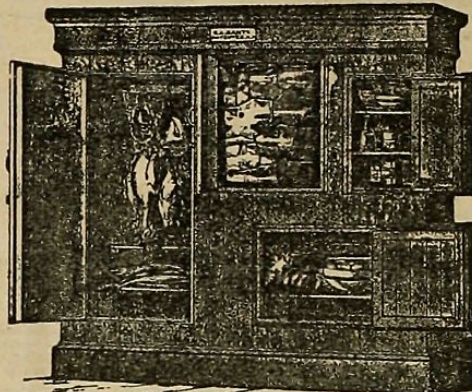
Brackets, &c.,

ALWAYS ON HAND.

necessary to resort to forced realizing, but some outsiders, presumably under financial strain, still appear to make this market a dumping ground and have to cut local rates to obtain the desired custom. The patent trade had a hearing recently before the Board of General Appraisers, and the question at issue was the classification of substitutes for vermilion. The importers claimed it should be admitted at 25 per cent ad valorem, and the manufacturers that it should be entered at 12c. per pound, which is practically a prohibitory rate. The manufacturers contended that the term "vermillion," as used in the tariff, meant colors of that shade and not "vermillion containing quicksilver." They argued that the House bill expression was "vermillion red and colors containing quicksilver," while in the Senate bill the expression was "vermillion red or colors containing quicksilver." They argued, therefore, that the intent of Congress, as testified to by Senators Aldrich and Hiscock, was that vermilion red was meant to include the genuine vermilion and all substitutes and imitations. The value of the cheap substitutes range from 2 cents to 15 cents per pound. The value of the genuine vermilion is about 50 cents per pound. General Appraiser Wilkeson made a decision some time ago sustaining the claims of the importers on the ground that the whole color schedule duties should be applied to materials and not to shades of color, and the present reconsideration was to give manufacturers a chance to present their case, as they claimed to have had no hearing before. White Lead has shown some little irregularity, but most manufacturers refuse to cut on list rates, Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/2c. net; in lots of 1,000 lbs to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 5 3/4c.; 12 tons and over, one purchase, 5 1/2c.; dry white lead in bbls. 1/2c. per lb. less than price in kegs. Lead in oil 1 1/2 lb. in tin pails, add 1c.; in 25 lb. tin pails, add 1 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 1,000 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To

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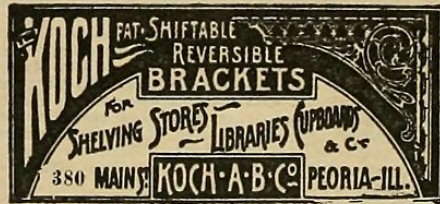
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make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil meets with ordinary demand and while some irregularities occasionally develop there were no radical changes until within a few days, when buyers obtained another slight advantage on all grades. We quote at general range at 47@48c. for Western, and 50@52c. for City. Spirits Turpentine continues only moderately active and while the holding basis of valuation is much the same as for some time past modified bids on large parcels would probably be accepted. We quote at 38 1/4@39 1/2c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Business moderately active and without feature on ordinary channels of demand, but now and then a pretty good call is made for special contract. Values very well sustained. We quote pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.50, according to quantity, quality and delivery.

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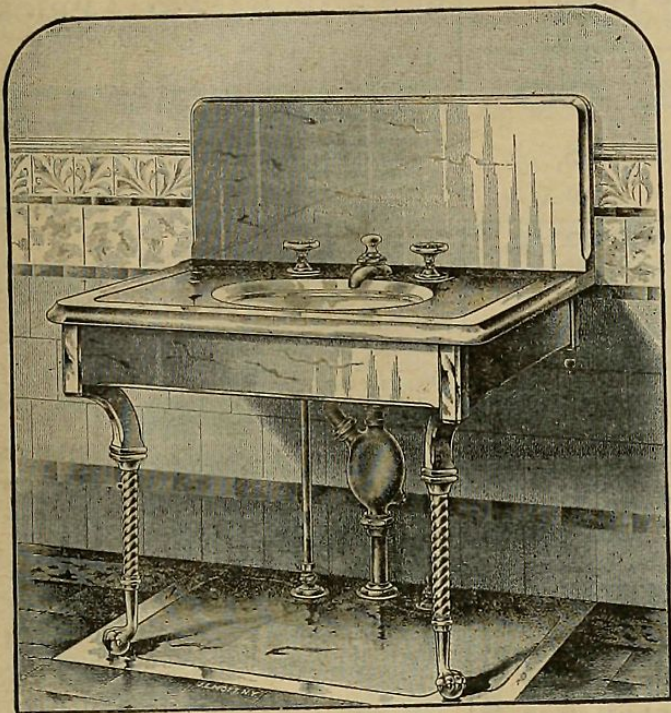
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Mott's Lavatory,

With Patent "Primus" Combination Supply and Waste and Patent Brass Legs.



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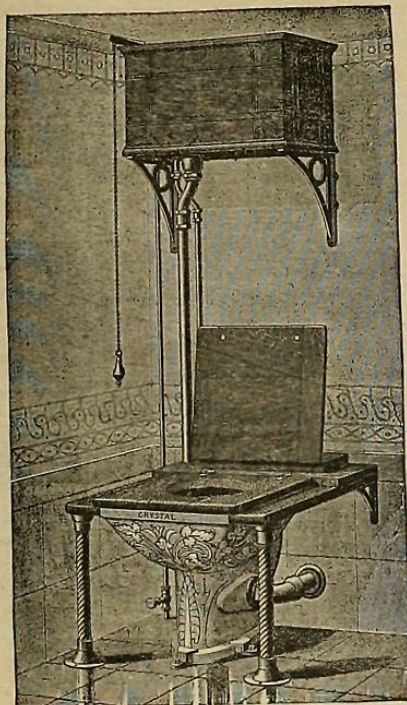
It will be seen that in this Lavatory there are no protruding Faucets; that the cold and hot water can be mixed before passing into the Basin; and that there is but little brass-work above the slab. The Patent Brass Legs afford a firm support, and, being recessed, are not in the way.

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DOORS, WINDOWS AND BLINDS.				
DOORS, RAISED PANELS, WITHOUT MOULDINGS.				
2.0x6.0	1 1/4 in.	\$ 90	—	—
2.0x6.8	1 1/4	1 05	—	—
2.6x6.8	1 1/4	1 05	—	—
2.4x6.8	1 1/4	1 05	—	—
2.8x6.8	1 1/4	1 13	—	—
DOORS, PANELS AND MOULDED.				
Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.	
2.0x6.0	\$1 61	—	—	
2.0x6.8	1 80	2 18	—	
2.6x6.8	2 12	2 59	—	
2.6x6.10	2 16	2 65	—	
2.6x7.0	2 18	2 71	—	
2.8x6.8	2 20	2 72	72	
2.8x6.8	2 27	2 82	02	
2.8x7.0	2 39	2 98	12	
2.10x6.19	2 58	3 12	4 46	
3.0x7.0	—	—	2 15	
Hot Bed Sash Glazed, 3.0x6.0	—	—	85	
Hot Bed Sash Unglazed, 3.0x6.0	—	—	—	
OUTSIDE BLINDS.				
2.0 1/2 x 3.7 to 2.6 5/8 x 6.7, plain	—	93	@	1 71
do. do. painted	—	1 58	@	2 90
7 5/8 x 4.7 to 2.7 5/8 x 6.3, plain	—	1 19	@	1 63
do. do. painted	—	2 02	@	2 75
2.9 5/8 x 4.7 to 2.9 5/8 x 7.3, plain	—	1 19	@	1 89
do. do. painted	—	2 02	@	3 19
INSIDE BLINDS.				
Per lineal foot, 4 folds, Pine	—	—	@	92
Per lineal foot, 4 folds, Ash or Chestn't	—	—	@	1 10
Per lin. ft, 4 folds, Cherry or Buttern't	—	—	@	1 30
Per lineal foot, 4 folds, Plack Walnut	—	—	@	1 50
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Window Glass, Prices Current per Box of 50 feet.				
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Sizes.	1st.	2d.	3d.	4th
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11x14—16x24	14 50	12 75	12 00	11 00
18x22—20x30	19 00	16 50	15 00	14 25
15x36—24x30	20 50	17 50	15 50	—
26x28—24x36	23 00	19 50	17 00	—
26x36—26x44	23 50	20 50	17 50	—
26x46—30x50	26 00	23 00	19 50	—
30x52—30x54	27 00	24 00	20 50	—
30x56—34x56	29 00	25 50	22 00	—
34x58—34x60	30 00	27 00	25 00	—
36x60—40x60	34 00	31 00	27 00	—
DOUBLE.				
6x 8—8x15	17 00	15 00	14 00	13 50
11x14—16x24	21 00	18 50	17 00	—
18x22—20x30	26 50	23 50	21 00	—
15x36—24x30	29 00	25 50	23 00	—
26x28—24x36	31 50	27 50	24 00	—
26x36—26x44	33 00	29 50	25 00	—
26x46—30x50	36 00	32 00	27 00	—
30x52—30x54	38 00	33 50	28 50	—
30x56—34x56	40 00	35 00	31 00	—
34x58—34x60	43 00	39 00	34 00	—
36x60—40x60	47 00	43 00	38 00	—

Sizes above—\$15 per box extra for every 5 inches on French, and \$10.00 per box extra for every 5 inches on American.

An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 united inches will be charged in the 84 united inches bracket. Discount 75 and 10 and 5 per cent. single thick on French; 80 and 10 @ 80 and 05 per cent. on American.

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Pig, Scotch, Coltness	ton	24 50	@
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Pig, Scotch, Eglinton	—	20 50	@ 20 75
Pig, American, No. 1	—	17 00	@ 18 00
Pig, American, No. 2	—	15 50	@ 16 50
Pig, American, Forge	—	14 00	@ 15 00
BAR IRON FROM STORE.			
Common Iron.			
3/4 to 2 in. round and square	ton	2 00	@ 2 10
1 to 6 in. x 3/8 to 1 in.	—	2 00	@ 2 10
Refined Iron.			
3/4 to 2 in. round and square	—	2 10	@ 2 30
1 to 4 in. x 3/8 to 1 1/2 in.	—	2 10	@ 2 30
4 1/2 to 6 in. x 1/4 and 5-16	—	2 30	@ 2 50
Rods—5/8 to 1 1/2 round and square	—	2 20	@ 2 40
Bands—1 to 6 x 3 16 No. 12	—	2 40	@ 2 60
Norway nail rods	—	4	@ 5

Common American.				R. G. American.	
Sheet.					
Nos. 10 to 16	ton	3 00	@	3 35	@
Nos. 17 to 20	—	3 15	@ 3 25	3 35	@ 3 75
Nos. 21 to 24	—	3 35	@	3 60	@
Nos. 25 to 28	—	3 35	@	3 60	@
Nos. 27 to 28	—	3 50	@ 3 65	3 85	@ 4 10

Galvanized.				B. B.		2d quality.	
Galvanized, 14 to 20	—	4 75	@	4 60	@	—	—
do. 21 to 24	—	5 12	@	5 00	@	—	—
do. 25 to 26	—	5 50	@	5 35	@	—	—
do. 27	—	5 90	@	5 70	@	—	—
do. 28	—	6 25	@	6 10	@	—	—
Patent plished	ton	—	@	10c.	@	B, 9	
Russia	—	—	@	10 1/2	@	11	
Rails, American steel	—	—	@	30	@	00	

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Ordinary, per hour	—	\$ 28	@
Masons, do.	—	50	@
Plasterers, per day	—	4 00	@
Carpenters, do.	—	3 50	@ 3 75
Plumbers, do.	—	3 50	@ 4 0
Painters, do.	—	2 50	@ 3 50
Stonemasons, do.	—	—	@ 4 0

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Maine, common	—	85	@ 90
Maine, finishing	—	95	@ 1 00
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St. John, common	—	80	@
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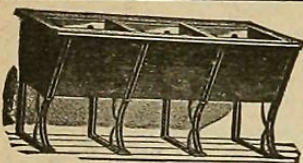
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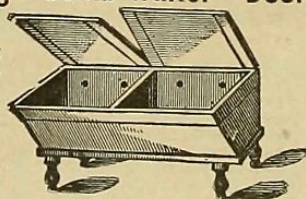
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Price, put up, \$5.50 Each.

These Doors are desirable because, moving
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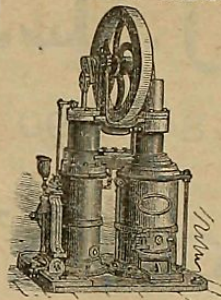
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BUILDING MATERIAL PRICES

LUMBER.

Appended quotations are based almost wholly upon
prices obtained for goods from first hands. Yard
rates necessarily range much higher owing to the
expenses attending sorting out and grading cargo and
even car lots, besides which must be added the cost of
handling and carrying until consumers are ready to
invest. Terms of sale also prove important factors
and, altogether, it is impossible to give a line of retail
quotations thoroughly reliable in character.

SPRUCE—Eastern—special cargoes
delivered N. Y. \$15 50 @ 16 00
Random cargoes, narrow. 12 50 @ 13 50
Random cargoes, wide 14 00 @ 14 50

PILING—Eastern—cargo rates:
Ranging 30@40 per cent 12 inch
butt, 35 to 40 ft average length 1 @ —
Ranging 45@50 per cent 12 inch
butt, 35 to 40 ft average length 4 1/4 @ 4 1/2
Ranging 50@60 per cent One-half
12 inch butt, 35 to 40 ft average
length. 4 3/4 @ 5
Two-thirds 12 inch butt, 38 to 42 ft
average length. 5 1/2 @ 6
Three-fourths 12 inch butt, 40 to 45
ft average length. 5 3/4 @ 6
All 12 inch butt and up, 40 to 45 ft
average length. 6 @ 1/4
Piece stick, 40 feet each. 4 00 @ —
do. 45 6 00 @ —
do. 50 8 00 @ —
do. 55 12 00 @ —
Inch spars, per inch 20 @ 22
Scaffolding poles, each. 60 @ —
Clothes poles, 45 to 65 feet, each.. 3 00 @ 6 00

HEMLOCK:
Penn. joist. 12 00 @ 12 50
do. boards. 13 00 @ 13 50
do. timber, 20 ft and under. 12 50 @ 13 00
do. do. 22 to 24 ft. 13 00 @ 13 50
do. do. 26 to 28 ft. 13 50 @ 14 00
do. do. 30 to 32 ft. 14 00 @ 15 50
do. do. 34 to 36 ft. 15 50 @ 16 00
do. do. 38 to 40 ft. 16 50 @ 17 50

WHITE PINE—Good uppers and
select, 1 to 2 inch. 40 00 @ 48 00
Upper and select, 3 to 4 inch. 50 00 @ 57 00
Shelving 26 00 @ 32 00
Ceiling, good to fine. 35 00 @ 42 00
Ceiling, ordinary. 24 00 @ 27 00
Moulding 34 00 @ 37 00
Siding, bevel. 20 00 @ 23 00
Box, inch. 13 50 @ 14 50
Box, thick. 15 00 @ 15 50
West India shippers. 16 00 @ 19 00
Rio Janeiro do. 20 00 @ 21 00
River Plate do. 23 00 @ 30 00
Australia do. 25 00 @ 30 00

YELLOW PINE—Random cargoes
delivered N. Y. 18 00 @ 21 00
Ordered cargoes. 22 00 @ 23 00
Flooring 21 00 @ 22 00
Step plank 26 00 @ 28 00
Common siding 13 00 @ 14 00
Heart face boards. 20 00 @ 21 50
Car orders 21 00 @ 23 00
At Atlantic ports, f. o. b. 12 50 @ 15 00
At Gulf ports, f. o. b. 11 50 @ 13 00
North Carolina pine timber. 13 50 @ 15 00
do. flooring 1 inch 16 00 @ 22 00
do. do. 1 1/4 16 50 @ 22 50
do. do. 1 1/2 @ 2 inch. 24 00 @ 25 00
do Shipping culls or box. 12 00 @ 14 00
do Plain and mottled 1/2 @ 1 1/2 inch. 18 50 @ 25 50
Ash, white. 36 00 @ 43 00
Elm 20 00 @ 22 50
Oak, plain. 37 00 @ 41 00
Oak, quarter sawed. 52 00 @ 55 00
Oak, quarter sawed, extra thick. 56 00 @ 60 00
Redwood. 45 00 @ 52 50
Maple, clear. 28 00 @ 33 00
Chestnut, clear. 33 00 @ 35 50
Cypress, clear. 30 00 @ 32 50
Black Walnut, good to choice. 130 00 @ 140 00
Black Walnut, ordinary to fair. 100 00 @ 120 00
Black Walnut, 9/8. 78 00 @ 83 00
Black Walnut, selected and seasoned. 150 00 @ 155 00
Black Walnut counters. 110 00 @ 150 00
Black Walnut, culls. 35 00 @ 40 00
Black Walnut, rejects. 50 00 @ 53 00
Cherry, wide. 110 00 @ 115 00
Cherry, good. 85 00 @ 100 00
Cherry, ordinary. 65 00 @ 80 00
Whitewood, inch. 30 50 @ 32 50
Whitewood, 3/4 inch. 24 50 @ 26 00
Whitewood, 1/2 to 3/4 inch. 32 00 @ 34 00
Shingles, Pine, 16 inch, extra. 2 75 @ 3 10
do 18 inch, extra. 4 10 @ 4 30
do 18 inch, clear butt. 2 90 @ 3 10
do 16 inch, stocks. 4 50 @ 4 60
do 18 inch, stocks. 5 30 @ 5 40
Shingles, Cypress, 6x20. 8 00 @ 10 00
do larger sizes 11 00 @ 16 00
do sawed 6 00 @ 9 00
Cedar—Medium to large. 6 1/4 @ 7 1/2
do.—Extra large 7 1/4 @ 8
Mahogany—Small. 6 1/2 @ 7 1/2
do —Medium. 8 @ 8 1/2
do.—Large. 9 1/4 @ 12
do.—Extra Large 12 1/2 @ 14