

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

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C. W. SWEET & CO.,

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WE call attention to the Real Estate Information Bureau which we have opened in connection with the RECORD office. Through this Bureau we propose to furnish news which will be found indispensable to all who contemplate purchasing property in New York and Kings Counties. To applicants we will furnish the following information:

Given a described house and lot, we will tell who was the last owner; the last recorded sale; the value of the property; whether incumbered or not; what the value of the adjoining property on either side; what would be a fair estimate of its actual market price.

All who are interested in Real Estate will see at a glance how important correct items of this kind would be to those who are about to purchase real estate, and who wish to have some correct data before paying out their money.

Our readers can see from the kind of news we furnish in the RECORD that we can give this information better probably than any one else in the city. We ask agents, property holders, banks, and private purchasers to try us and see if we do not give satisfaction. The following will give a rough idea of the kind of transcript we will furnish to our customers:

The house and lot 250 feet west of 13th Avenue, in 199th Street, was last owned by John Smith, who, 1864, paid \$7,500 to John Brown for same. The house on right side, at last sale in 1863, sold for \$6,500; that on the left side for \$5,600 in 1867. The house now owned by Smith is incumbered with a mortgage of \$3,500, now due. The assessed value is \$4,000 in tax books. In view of recent increase of values in that neighborhood, Smith's house is worth about \$8,500. Property appreciating in that part of the city.

If more information is needed it will be given. Elsewhere will be found our advertisement of this new enterprise.

C. W. SWEET & CO.

THE MANSARD ROOF.

NOWHERE is Fashion more imperative than here, and every new idea—from the facing of our houses with hideous brown stone, to crowning our ladies with still more hideous sacks of horsehair—is followed with the utmost avidity, until the thing becomes so overdone that sheer nausea begets a change. A notion, however good, will sometimes vainly knock for years at the door of progress without gaining admission, but, once admitted, we rush to the other extreme and follow up the notion until it is literally "played out." The very popular Mansard or "French" roof, now in such universal use, bids fair to become another illustration in point.

Every one can remember the very recent birth of this new feature in our architecture. It is true that the Mansard roof—so common not only in France, but all over Continental Europe—was nothing intrinsically novel to us, for it was to be seen scattered frequently enough among our suburban residences; but as a controlling feature in our city architecture it appeared almost unknown. The prevailing fancy seemed to be to do all we could to *hide* our roofs; whereas now everybody seems to be striving which can make it most visible and prominent. Height of frontage seemed to be the *ultima thule* of architectural sublimity, and each builder was anxious to elongate his narrow twenty-five feet frontage so as to make his cornice overtop his neighbor's, if only by a few inches. Now we are not content with letting a Mansard roof tastefully supplant our over-topping fifth or sixth stories, but we must, forsooth, have it to every little two or three story shanty, where the effort should be to elevate rather than to depress the already too low frontage of the building. One very grotesque instance, among many others, occurs to us at the moment. It is the entrance to a bathing establishment on Sixth Avenue near Thirtieth street. Here, in a little narrow two-story and attic building, with stories so low that a passer-by could almost light his cigar from one of the roof windows, we have all the paraphernalia of turrets, Mansard roof, dormer windows, etc.; a lilliputian attempt at making a sort of brick Tuileries palace out of a space that could be entirely swallowed up by one good-sized entrance archway. This sort of "architecture" may do very well in sugar, upon some fanciful wedding cake, but it is quite out of place in any thoroughfare of a great city.

The rule to guide us is that the Mansard roof is always more or less available where we

are dealing with inordinate height in city buildings; but it is not at all necessary, indeed sometimes even prejudicial, when the building is already too low in contrast with its neighbors. Properly introduced and treated, this mode of terminating our buildings is exceedingly beautiful and picturesque. In too many cases, however, our architects destroy that very lightness and airiness which form its principal charm, by the introduction of excessively heavy ornamentation, instead of light and graceful ornamental iron-work. Look, for instance, at the roof of the *Herald* building, or, still more conspicuously, the roof of Mr. Stewart's new residence on Fifth Avenue. In both these cases the ridge moldings and those encasing the hips look solid enough for the construction of a railway bridge. Upon the whole, the Mansard roof is a great relief to us after the monstrously heavy and clumsy cornices with which we used to terminate our buildings, and cuts the sky line in a far more agreeable manner. But this, like everything else in a tasteful profession, requires judicious handling; and what in the hands of one man can be made an enduring beauty, becomes, in those of some untutored bungler a mere eye-sore and unmeaning absurdity.

THE "CENTRAL UNDERGROUND RAILROAD."

THE public may congratulate itself upon having made at least one good stride in the right direction, towards getting a mode of steam transit up and down town, instead of the present wretched modes of conveyance. The bill for the "Central Underground Railroad," better known as the "Brown Tunnel Road," after passing both Houses of the Legislature, has been signed by Governor FENOX, and thus becomes a responsible incorporation. This road is intended to run from City Hall Park, through City Hall Place, and through Mulberry and Bleecker Streets, Lafayette Place and Fourth Avenue, to Madison Square, then under Madison Avenue to Forty-second Street, and eventually to the Harlem River. It is placed in the hands of men whose names are a sufficient guaranty for its fulfilment, and as they have agreed to forfeit \$300,000 to the city in the event of it not being completed as far as Forty-second Street within the next two years, it is evident they intend to push it with vigor.

This scheme is altogether different from the "Aroade Road" which we advocated in a former number, and although it does not meet the measure of our necessities altogether—being adapted to assist travel only on the east-

ern side of the city—the public will welcome it as a good instalment. Not only will it in itself largely aid the city in its present overcrowded condition, but, long before its completion, its success and practicability being put beyond all doubt, other roads will be started for the western and other portions of the city. The good work being now fairly launched, all we need is a little time—for we have all the other elements at hand—to make New York one of the very best cities in the world for convenient locomotion among its inhabitants, instead of being, as it now unquestionably is, one of the very worst.

Our subscribers are hereby informed that our terms of three dollars for six months only applies when the subscription is paid in advance. Our terms for those who do not pay in advance is at the rate of four dollars for six months, or seventy-five cents per month. Up to the 15th of May we will accept three dollars for six months from all who are now on our books and who have not paid, or who will pay the three dollars before that time. We publish a costly and valuable paper, and cannot afford to give it at the same price as mere advertising circulars.

Single copies of the Record will hereafter be fifteen cents.

The conveyance lists are so exceptionally heavy at this period of the year, that we are compelled to cut down our reading matter. After May we hope to have more room.

NEW YORK ITEMS.

About one half of the new sea wall around the Battery is finished.

The following bill is now before the Legislature at Albany, and has a fair prospect of becoming law:

Sec. 1. Hereafter it shall be unlawful to use in the building of any public institution, leaden pipes for the conveyance of water for domestic and culinary purposes, or either.

Sec. 2. No leaden pipe shall hereafter be used used as a supply pipe from street mains to dwelling houses or other buildings.

The interest evinced in the science of hygiene as a means of prevention of avoidable diseases and death, has induced the introduction of this bill prohibiting the use of leaden pipes and cisterns for the reception and distribution of water for domestic purposes.

It was stated that the action of lead upon water is the too frequent unsuspected cause of disease and death, and that the use of leaden pipes and cisterns is incompatible with safety to health. Distinguished authorities were cited in support of the bill, and the general feeling seemed to favor the measure.

BROOKLYN ITEMS.

The Safe Deposit Company have a new iron front building in course of erection on the corner of Front and Fulton streets, Brooklyn, the height of the building will be 40 feet and contains two stories. The lot is irregular in shape; its greatest depth is 61 feet 6 inches, and 70 feet front, 35 feet on Fulton and 35 feet on Front street; John French, mason, and Samuel Booth, carpenter. Iron work will be furnished by the Continental Iron Works.

The bill for the Wallabout Improvement has passed both houses of the Legislature, and will no doubt receive the signature of the Governor. A direct thoroughfare from the Western to the

Eastern District is therefore likely to be accomplished some time this year.

The co-operative carpenters of Brooklyn, at a recent meeting held in room over the Post Office, adopted a series of resolutions in favor of eight hours' labor and four dollars per day.

REPORTED FAILURES AND BANKRUPTS SINCE OUR LAST ISSUE.

NEW YORK CITY.

Name.	Business.
Bell, Joseph, Provisions.	Sold out by Sheriff
Bonneau, W. W., Dry Goods.	"
Clark, James, Boots & Shoes.	In B'y
Dardoville, H., Lamps.	Sold out by Sheriff
Ludovici, Louis & Son, Oils.	Failed
Nickels, R. D. & Co., Ship Chan.	Failed
Pfeiffer, Philip, Writing Desks.	"

NEW YORK STATE.

Ireland, G. H., Tinner, Auburn.	Insolvent
Carthage, Ex. Banks, Carthage.	Insolvent
Dean, S. M., Son Co., Tanners, E. Randolph.	In B'y
Cochran, Sam'l, Nursery, Honeogee Falls.	Bankrupt
Slater, John, Grocer, Hunt's Hollow.	In B'y
Westfall, P. R., Banker, Lyons.	Failed
Brown, Cornelius, Hotel, Marathon.	In B'y
Tucker & Colvin, Dry Goods, Mechanicsburg.	Failed
Adams & Co., Paper Collars, Newburg.	Failed
Adams, C. H., Hotel, Oakland.	Bankrupt
Blumenthal, J., Tailor, Poughkeepsie.	Failed and left
Rogers, E. C., " "	Failed
Jones, T. C., Grocer, Randolph.	In B'y
Barry & Wood, Druggs, Rome.	In B'y
Dandry, N., Gen. Store, Rust.	Bankrupt
De Golia & Co., Dry Goods, Warrenburg.	Failed
Shelton, P., Boots & Shoes, Watkins.	"

OHIO.

Chittenden, A., Flour, Ravenna.	Failed
Harmon, D. & Julian, Druggs, Warren.	Failed
Fishburn, A. M., Grocer, Akron.	Failed
Fishing, J. W., Pedlar, Alliance.	Failed
Haines & Southworth, Music, etc., Alliance.	In B'y
Mann, S. & Co., Clothing, Alliance.	Failed
Scott, S. W., Carriages, Alliance.	Insolvent
Walser, Henry, Carriages, Alliance.	Assigned
Allen, A. A., Gen. Store, Bryan.	Failed
Hoer, S., Grocer, Canal Dover.	Insolvent
Laffer, P. P., Dry Goods, Canton.	Failed
Rhunan, O., Clothing, Canton.	Failed
Mutthews, O., Gen. Store, Crooked Tree.	Failed
Irwin, Thos., Carriages, Franklin.	Failed
Heldinger & Co., Clothing, Franklin, Warren Co.	Assigned
Pierce, Hardware, Garrettsville.	Failed
Reichert, P., Cabinet-maker, Marion.	Failed
Curtis, A. T., Distiller, Monroeville.	Failed
Rhoads, M. B., Groceries, Navarre.	Failed
Wardle, E. & W., Paper, Navarre.	Failed

IOWA.

Bird, Preton & Co., Clothing, Ackley.	In B'y
Broomgard & Beckman, Gen. store, Ackley.	"
Storm & Sons, Gen. store, Clarence.	Closed.
Hopkins, T., Hats, etc., McGregor.	Failed.

MISCELLANEOUS.

Harris, S. & Sons, Bankers, Baltimore, Md.	Failed.
Steibel, G. H., Jeweler.	"
Tormey, L. J. & Co., Note Broker.	"
Bailey, W. B., Dry goods, Indianapolis, Ill.	Insolv't.
South, W. R. & T. C., Dry goods, Mattoon, Ill.	Failed.
Schneiderman, H., Gen. store, Sigel, Ill.	"
Judson & Dodd, Coffee, Indianapolis, Ind.	"
Baxter, G. H., Broker, Muncie, Ind.	"
Weiss & Son, G., Gen. store, Punxatawney, Penn.	"
Williams, T. R.	"

NEW YORK JUDGMENTS.

In these lists of judgments the names alphabeticaly arranged, and which are first on each line, are those of the judgment debtor.

April		
15	Atwood, D. T.—J. Hayden & other.	\$227 82
17	Atwill, Wm.—A. Cella.	47 86
17	Arcaularius, Geo.—W. E. Brockway.	80 48
15	August, Hermann—A. Katz.	502 54
18		1,942 27
20	Abbott, E. B.—M. Joseph & others.	451 09
	Betz, J. F.	
16	Beyer, J. A.—J. Strong.	7,167 27
17	Banks, D. & C. & A. B.—O. L. Barbour.	164 69
17	Borrott, T. E.—F. A. Blossom & others.	474 78
8	Bostwick, B. C.—Ed. Bates.	127 15
8	Babcock, Isai dC.—I. T. Williams.	1,160 69
17	Bailliere, C. E. & H. E.—E. F. Lasak.	1,994 24
17	Ballard, W. W.—C. P. Bailey, Recor.	2,551 68
15	Barr, S. C.—L. T. Smith.	306 58
18	Boyd, R. R.—J. Van Buren.	211 54
20	Bacon, R. S.—Francis J. Jester.	15 00
20	Boyd, T. B.—H. B. Kirk.	505 08
20	Birch, Isaac C.—F. W. Devove & others.	616 45
21	Butler, Jas.—Dennis Dowling.	14 50
21	Balley, Lawr.—J. G. Bennett & others.	321 28
	Boardman, Wm.—J. Greenen, Jr.	
21	Baylor, C. G.	988 26
16	Cattus, J. C.—H. W. Phillippi.	7,970 66
16	Carnes, W. R.—G. W. Platt.	439 18
17	Collins, Emily L.—F. W. Erxleben.	726 93
17	Corwin, Amos B.—Atlantic Nat. Bk., N. Y.	809 76
13	Cowles, Jerry—J. Van Buren.	211 54
18	Cavan, J. E.—W. Moller.	4,268 61

April		
18	Clendinging.—L. Pattberg & others.	\$75 86
18	Crury, S. H. & B. N.—Washington Iron Works.	267 85
18	Clendinging.—L. Pattberg & others.	75 86
20	Cusick, M. F.—J. M. Ring.	100 68
20	Crosby, John—A. T. Stewart & others.	912 78
20	Cohen, Harris—S. Solomon.	121 27
20	Cochran, Wm.—J. P. Frink.	1,189 81
21	Carter, John W.—R. J. Mitchell.	207 27
21	Crans, R. G.—J. T. McDonald & others.	234 23
8	Crummins, Thos. and J. D.—E. Walfshorn and another.	212 79
8	Cummings, Jos. M.—Jno. Dillon.	389 77
8	Cook, Joseph—Anna Gillig.	322 05
16	Davis, John R.—L. Friedlander & others.	165 00
16	Dietrich, C. & J. C.—F. W. Lasak.	144 77
	Dochez, L. A.	
17	Dunham, C. F. & A. B.—N. B. Lane & o's.	230 89
15	Doherty, Hugh—G. Middleton.	108 69
20	Dannenberg, W. & M.—P. Wolf.	730 14
21	De Witt, E. H.—The Meriden Britannia Co.	125 92
21	Doelger, F. J.—J. D. Nordlinger.	1,023 35
21	Dewitt, E. H.—The Meriden Britannia Co.	355 63
21	Donnelly, R.—R. Taggart.	1,160 49
8	Davenport, W. R.—Isaid T. Williams.	470 60
15	Emerson, S. P.—A. C. Williams.	437 94
17	Elias, Jacob—J. Stethelmer & others.	425 66
21	Erben, Chas.—J. R. Barber.	123 88
16	Fenton, E. Cazer—D. Louderback & others.	175 05
16	Foot, A. W.—J. Pomeroy.	373 87
17	Fogerty, J. B.—Jane O'Connor & others.	70 57
17	Ferris, A. H.—Recor. Crotou Nat. Bk.	2,561 63
17	Poster, A. A.—T. C. & E. A. Le Roy.	182 63
18	Freeman, L.—J. G. Hewett.	128 81
18	Felt, Mrs. W. & G. H.—Nancy Smith.	420 11
20	Farrar, Geo. C. (Impled.)—A. R. Bass.	532 79
20	Fronm, A. C.—Exr. of Nancy Dana.	135 29
20	Feldman, Jos.—J. Stahl.	2,548 02
8	Freeman, E. D. and R.—L. B. Amswick and another.	181 19
8	Foutenelle, Jno.—E. N. Crowe.	111 50
8	Fuller, J. C.—F. A. Yenni and o's.	116 75
8	Friedmann, Leo.—J. J. Pollok.	91 00
8	Falk, Paul—Anna Gillig.	321 05
15	Guest, Jas. W.—N. M. Shafer.	121 08
15		435 22
15	Gibson, R. P.—C. H. Seaman.	138 06
15	Grant, R.—W. Sloan & others.	110 76
15	Gilson, Lucie—A. C. Williams.	137 94
15	Gill, A. W.—O. Haggarty & another.	4,460 00
16	Gibbons, T. F.—J. Scallon.	122 47
17	Grosjean, P. P.—J. G. Bennett & another.	76 94
21	Gaffney, Phil.—L. H. Dickerson.	195 00
21	Green, Isaac T.—1st Nat. Bk., Washington.	6,110 80
14	Hill, Wm.—A. Redlich & another.	106 22
17	Hurlbut, John S.—A. N. Burroughs.	80 67
17	Hutchins, Geo. W.—W. M. Banks & another.	84 19
17	Herz, Leopold—M. Marcus & another.	85 82
17	Hecley, G. D.—B. F. Abbott & another.	306 10
17	Hoyer, Fred.—W. Nichols.	679 88
17	Hyde, J. S.—Atlantic Nat. Bk., N. Y.	3,889 25
18	Heath, Jas. T.—O. Le Roy & another.	46 84
18	Hayman, Moses—A. Katz.	1,342 34
18	Hoppock, Ely—B. P. Sherman.	8,970 36
18	Hatch, H. W.—S. B. Ballow & another.	71 91
18	Hardisty, Edw.—G. E. Shields.	848 20
20	Haenser, Edw.—Comunrs. Emigration.	118 07
20	Helbern, N.—V. Hattemer.	236 59
20	Hertz, Leo—S. N. Wolff & another.	159 92
20	Hewett, W. W.—J. P. Milnor.	124 60
20		124 54
20	Hachot, Aug.—S. S. Brown.	125 17
21	Holden, Hy.—F. W. Muldowney.	353 31
21	Hughes, L. F.—S. W. Harris & another.	65 62
21	Harding, J. B.—J. T. McDowell & another.	234 23
21	Ho'brook, C. W.—J. Graecen, Jr.	985 26
23	Hubbel, H. W.—Nat. Broadway Bk.	10,843 54
8	Halliday, Wm.—H. B. Clafflin.	402 12
8	Hanlon, Jos.—P. V. Winters and o's.	370 88
8	Hope, A. D.—I. T. Williams.	1,160 69
8	Hanford, Eliza—J. Pursell.	525 07
8	Hopkins, J. H.—N. Wheaton.	149 51
8	Hill, W. H.—H. J. Cipperly.	256 80
17	Hsley, Geo. F.—N. M. G. Steele.	243 76
17	Impsen, A. H.—D. G. Gal.	612 83
15	Jones, Thos. E.—O. Haggarty & another.	4,469 00
17	June, W. H.—B. F. Abbott & another.	423 63
17	Julliard, A. D.—F. S. Brittan & another.	1,665 18
15	Johnson, Fredk.—People State N. Y.	205 89
15	Kelly, Edw.—Merchants Ins. Co.	479 85
16	Kausche, John—H. W. Phillippi.	7,960 66
17	Kraemer, E.—A. G. Pane & others.	1,816 86
18	Krans, Mr.—B. May.	78 40
18	Kelly, John—J. Cohen.	7,600 07
18	Ketcham, A. B.—T. Ewart & another.	323 11
15	Knovilton, W.—L. & H. Pattberg.	75 86
20	Kaufman, Isi.—W. Ferguson.	439 21
20		353 11
20	J. Waitworth, Jr.	476 16
21	Keyes, W. E. (appl.)—W. Davis.	120 43
21	King, Frances L.—R. & J. Gilles.	129 50
21	Kimball, C. T.—J. C. Sturtevant & others.	5,007 82
8	Koehler, Jacob—C. C. Sperry.	139 30
8	Kraft, Wm. H.—J. Cipperly.	256 80
8	Lazarre, A. H.—J. Brewster.	225 17
8	Lowenstein, Anna (Appl.)—H. Livingston & another (Respdts).	15 91
8	Le Clerque, Rosa—Isaac Yates.	74 50
8	Littlefield, E.—J. T. Williams.	1,160 69
8	Lauer, Jos.—Anna Gillig.	322 05
15	Leon, Francis—Merchants Ins. Co.	879 55
15	Longstreet, Saml.—Cynthia J. Stafford & o's.	208 21
15	Lawton, W. B.—W. Bownes and others.	77 34
15	Lesley, A. M.—J. Hayden and others.	227 82
16	Leaventritt, G. M.—G. A. Osgood & others.	915 87
16	Laral, Mr.—A. Van Cleve.	166 19
17	Lent, Maria—O. T. Marshall.	297 62
17	Luttgen, M. O.—Mary A. Sloan.	437 46
17	Levy, Barnett—A. G. Paine & others.	1,816 86
17	Lane, John—P. Campbell.	184 05

DOMESTIC ITEMS.

GEN. SCOTT'S house, at Elizabeth, N. J., has been sold for \$11,900.

THE new Methodist Church at Washington is to cost \$200,000.

A CHICAGO proposition is to build a residence block for twenty families, each family to have separate suits of living apartments, all heated and supplied alike, with a kitchen and laundry for use in common.

If people wish to measure, in a practical, definite manner, the injury inflicted upon the material interests of the South, they have only to watch the sales of property in that section. In Pickens District, South Carolina, at a recent sale of land, three hundred and sixty acres sold for \$36, two hundred for \$29, one hundred and fifty for \$47, three hundred for \$21, ninety for \$14, two hundred for \$10, sixty for \$11.20, one hundred for \$9. A report from the Agricultural Department, compiled from answers to a circular sent to the Southern States, shows the falling off in the value of lands to be from 20 per cent. in Louisiana to 60 per cent. in some of the other Southern States. In Virginia, it is stated, at 27 per cent., in North Carolina at 50 per cent., in South Carolina, Alabama and Arkansas at 60 per cent., while in Florida, land was actually unquotable. Forced sales show a much more ruinous depreciation in the price of property than that stated in the report alluded to, and it can be asserted with entire certainty that the value of land in the States named above is less by from two-thirds to five-sixths than the ruling cost previous to the war. In some districts nine-tenths of the value of property has been swept away. Of the real and personal property, probably three-quarters have disappeared. To show the extent of the loss, it is only necessary to state that the value of the real estate in the ten Southern States was, in 1860, at a fair estimate, near three thousand millions of dollars. That property could not be sold to-day for twelve hundred millions, and has lost eighteen hundred millions of its value.

THE Astor estate is valued, by one who professes to know, at about \$144,000,000.

A TRACT of coal land, containing 361 acres, known as "Partnership," in Rush township, Schuylkill county, Pa., formerly the property of the New York and Lehigh Coal Company, has been sold for \$130,250 to John M. Maris, of Philadelphia.

THE Pacific Railroad bridge across the Missouri has been located at Omaha. The main high bridge will be 2,500 feet long, to be built on high ground in the southern part of the city. The structure will be of granite foundation and the superstructure of iron. The estimated cost is nearly \$2,000,000. It is to be finished in about two years. The company will commence work as soon as possible. The granite is to be hauled from the Rocky Mountains.

DURING the recent freshet in Ohio, more than two hundred thousand feet was secured in small quantities by farmers and citizens in Port Clinton, between 400 and 500 pines logs were also secured between that place and Moor's Dock.

THE land occupied by the new South Church, on Summer street, Boston, has been sold at auction for \$173,348.

It is said the average size of 1,800 farms in California is 666 acres. Massachusetts has 38,000 farms, averaging 94 acres; New York 196,000, averaging 116 acres; Ohio has the next largest number of farms—179,000, averaging 114 acres; Rhode Island has over 5,000 farms, averaging 96 acres.

PORTLAND, Me., is to be supplied with water from Lake Sebago. The building at the Lake terminus will require 900,000 bricks.

St. LOUIS has some important sales of real estate. Over one hundred thousand dollars' worth of property was disposed of at a single sale, one day last week.

THE total valuation of real and personal estate in Cincinnati, is \$10,589,654, an increase of property over any preceeding year of more than \$2,000,000.

THE total valuation of real estate in Philadelphia, is reported at \$445,563,317, and the total number of buildings is stated at 108,182.

THE chimney of the Dunnell Print Works, at Pawtucket, R. I., built last year, is 131 feet high, 11 feet 8 inches in diameter at the base, and 7 feet 8 inches at the top. It contains 163 cords of stone and 170,000 brick, and cost about \$7,000.

REAL ESTATE MARKET.

The market for New York Real Estate has been steady during the past week, prices continue to be governed by the same standard of valuation that characterized the sales of the preceding week; Brooklyn real estate has, however, been more active, and in greater demand. The increased value of real estate in these two cities is founded on a healthy basis, the chief corner-stone of which is the steady increase of the population. Those persons who have purchased at what may be considered high prices, will have no reason to think they have paid dearly for their whistle if they hold on to their purchases until next spring; by that time some comprehensive plan for a cheap, quick, and ready mode of steam transit will probably be devised and in course of construction. When that is accomplished the advance in value of real estate will throw the most extravagant prices of the present day entirely in the shade. We have to record, however, some very notable auction sales of some very choice pieces at the Exchange Sale-rooms, by A. J. Bleecker & Son:

House and lots No. 18 W. 54th st., house, 32x70; lot, 112.6x2 bl. to W. B. T. Lane for \$128,000. 110th st.—House and lot, s. s., 405.9 e. 4th av., 18.9v45x100, to Chas. Gillespie for \$10,200. 122d st., House and lot 193.9 e. 2d av., 18.9x45x100, James Finlay for \$8,750. 2d av.—House and lot No. 1046, 20x42x63, to S. S. Gutie for \$13,750. House and lot, 20x35x100.5, No. 154 W. 45th st., to Geo. Roberts for \$28,000. House and lot 18x80, No. 39 79th st., s. s., e. Madison av., to J. B. Square for \$28,000; and the house and lot adjoining, 18x50, to J. L. Thompson for \$22,500. Messrs. Muller and Wilkins also made several sales, the most notable the building and lot, n. e. cor. Delancey and Christie sts., Nos. 20, 22, and 24 Delancey st., 75x100, for \$45,100; stable and lot, No. 323 W. 21st st., 25x95.9 for \$20,000. Sheriff's sales by the same parties, April 22d, of house and lot No. 372 Wes 45th st., 16.8x100.5 for \$2,600; 2 lots, s. s., 46th st., 325 feet west of 9th av., each 25x100.4, for 1,100 each; 1 undivided fifth part of lots 179, 180, 181, and 182 in Depew tract, parcel No. 43, between 11th & 12th avs. and 113th & 114th sts., for \$165 each; Lease for 10,000 years made by City of Brooklyn to E. and D. Bigelow & Co., for lot No. 25 on assessment map, \$100. House and lot 25x48x65, No. 332 E. 57th st. to H. Armstrong for \$19,250.

Messrs. Johnson & Miller, auctioneers, No. 25 Nassau street, added quite a number of sales to the list of New York sales, the most valuable being the property situated cor. West Broadway and Franklin sts., 20x50, to Mr. McKnight for \$21,500, and Lexington av., cor. E. 55th st., 29.5x100, vacant lot, to Mr. McKnight for \$10,600; Fourth av., cor. E. 45th st., 25x100, vacant lot, to Mr. McKnight for \$5,100; Seventh av., near W. 94th st., 2 lots, each 24.8x100, to H. J. West for \$8,000, near W. 34th st., between 9th and 10th avs., 2 lots, each 26x95.9, to Mr. Sullivan for \$5,500 each; E. 13th st., s. s., 895 ft. from Avenue B, each 25x103.3 (coalyard), to Mr. Sullivan for \$3,500 each; W. 43d st., cor. 11th av., 3 lots, each 25x100, to Close & Morrison (coalyard, with fixtures, scales, etc., as last), for \$3,500 each; 2 lots on W. 43d st., near 10th av., 25x100.5, to Edward Murray for \$2,600 each; W. 44th st., near 10th av., 2 lots, each 25x100, to McKnight for \$1,800 each; W. 55th st., near 11th av., 1 lot, 25x136, to McKnight for \$2,200; W. 54th st., near 11th av., 1 lot 25x131.7, to H. Mitchell for \$2,000.

This firm also disposed of a large number of Brooklyn lots, situated in the Eastern District, and belonging to the estate of the late John Donohoe, comprising 78 pieces in all. They brought very fair prices; but property in the Eastern District has never kept pace with other localities. A very desirable two-story brick building and lot, 27.9x82, s. e. cor. S. Sixth st. and Dunham place, was sold to Mr. McKnight for \$6,000. On Wednesday this same firm disposed of upwards of three hundred lots (all bona-fide sales) located in the eighteenth ward; it was a very lively sale, and the prices realized were good, proving conclusively that the bulk of the speculators had concentrated their attention on Brooklyn property. The following are some of the most notable:—House and 4 bks. of ground, on Grove and Ralph sts., 50x195, to M. Fitzpatrick, for \$5,100; house and 4 bks. of ground, adjoining on Grove and Ralph sts., the same, to Mr. Ausley for \$5,000; 5 lots, cor. Bushwick and Margaretta sts., 100x100, to Mr. Farrell for \$500 each.

On Thursday the same firm sold forty-five pieces of South Brooklyn property, all of which realized very good prices. The following are the most notable:—

House and lot No. 343 Degraw st., 3 Story Brick, all improvements, 20x40x100, 3,900 M. J. Mathews. House and lot South East corner of Carrol and Van Brunt sts., 3 Story Brick, 20x40x60, 7,000, Wm. Farlee. House and lot No. 63 Dean st., 3 Story Brick, all improvements, 20.10x40x100, 6,500, J. Williams. 4 lots on Pacific st., s. s., near Grand Avenue, each 18.5x110 each, \$350, Charles Hogan.

Brooklyn has kept pace with New York step by step, and bids fair in the future to rival her in population if not in importance. There is in New York 142,625 building lots of 2,500 square feet, less the property taken for Cen-

tral Park. In Brooklyn there are 152,762 building lots, enough for a population of two millions.

The following table of assessed valuation of Kings County real estate from 1858 to 1867 will show the rapid increase in value:

Real Estate of the whole County from			
1853	\$ 92,983,407	1863	\$104,921,920
1859	94,756,314	1864	103,997,586
1860	97,241,707	1865	112,159,643
1861	93,581,424	1866	120,128,565
1862	99,233,971	1867	129,493,066

The above figures are from the official record, and show that the increase in valuation in ten years amounts to the large sum of \$36,509,659.

The following is a comparative list of the kind of buildings erected in New York and Brooklyn:

FINISHED IN 1867.	
New York public buildings	26
Brooklyn public buildings	12
New York stores and warehouses	517
Brooklyn stores and warehouses	108
New York first-class dwellings	633
Brooklyn first-class dwellings	1,164
New York dwellings less than three stories	261
Brooklyn dwellings less than three stories	1,106
New York tenement houses	456
Brooklyn tenement houses	226
New York Houses of Worship	26
Brooklyn Houses of Worship	19
New York Manufactories and Work Shops	293
Brooklyn Manufactories and Work Shops	149

The following is a comparative list of buildings in course of erection but unfinished on 1st of Jan., 1868:

New York Public Buildings	20
Brooklyn Public Buildings	5
New York Houses of Worship	13
Brooklyn Houses of Worship	12
New York Stores and Warehouses	82
Brooklyn Stores and Warehouses	23
New York first-class Dwellings	465
Brooklyn first-class Dwellings	475
New York Dwe lings less than three stories	42
Brooklyn Dwellings less than three stories	398
New York Tenement Houses	149
Brooklyn Tenement Houses	81
New York Manufactories and Workshops	86
Brooklyn Manufactories and Workshops	149

It appears from the above statement, which is also official, that there were unfinished in New York in 1867, 2,078 buildings, and in Brooklyn 2,736. But if we take the dwellings, leaving out the tenement houses, we find that there were finished in New York 819 dwellings and in Brooklyn 2,272. And in January there was in course of erection in New York 507 dwellings; and in Brooklyn 711. This shows conclusively that it is not alone on the assessors' books, that the valuation of real estate is increasing. It shows also that Kings County keeps pace with New York in the number of first class dwellings and workshops erected, and while the number of tenement houses erected in New York are four times as many as Kings County for the same period, the number of dwellings less than three stories, is eight times more in Kings County than in New York. The number of buildings devoted to public worship are about equal. But the public buildings and warehouses are four to one as against Brooklyn.

Whilst real estate is increasing so rapidly in value, real estate in other cities is not at a stand still. The journals of Boston, Philadelphia, Chicago, and San Francisco come us teeming with accounts of the rapid appreciation of real estate.

Every northern city of any consequence has its list of new buildings and its wonderful sales or real estate to talk about.

The Insurance Chronicle of Chicago states that the aggregate amount of property conveyed by warrantee deeds that were filed during the week, ending Saturday, the 14th, shows the enormous sum of \$362,058, the number of deeds being the same, and the amount of property conveyed being \$253,107 greater than last week.

The American and Gazette of Philadelphia states that new factories, churches, schoolhouses, and public buildings are multiplying in all directions. There appears to be an influx of people from all parts of Pennsylvania, New Jersey, Delaware, and Maryland, seeking places to commence business of some sort, and adds that if there were ten thousand new houses erected this season they would all be occupied.

In order to show the rapid increase in the value of real estate in New York, we give an account of that piece of property situated on the west side of Broadway, between Eighteenth and Nineteenth streets. It comprises the front of the whole block on Broadway, measuring 100 feet on that street, with a depth of 100 feet on 15th street, and 171 feet on 19th street. This property has been in the possession of Mr. Hoyt, of Hoyt, Spragues & Co., of this city, for the last twenty years, and cost him originally

about \$20,000, about two years ago Mr. H. offered to sell it for \$350,000, and not finding a purchaser, he withdrew it from the market, and held it until about a month ago, when he succeeded in disposing of a part of it, which measured 82 feet front on Broadway, and 171 feet on 19th st., to Mr. Arnold, of Arnold, Constable & Co., (a leading dry goods house of this city), for the enormous sum of \$375,000. Mr. Arnold is about to erect a large marble building, to be used as a dry goods store, upon the site, and Mr. H. intends to build another store of the same kind and description on the plot which he retains; he has already refused \$400,000 for it; at least so we understand.

We observe that the fine new mansion and grounds belonging to the late Hon. John A. Cross will be offered for sale by Messrs. Johnson & Miller on Tuesday next. The house is situated on the corner of Myrtle and Clinton avenues, Brooklyn, one of the most delightful locations to be found anywhere in the country.

James M. Miller, Auctioneer, will sell on Wednesday, April 29, at Exchange Salesroom, under direction of D. P. Ingraham, Jr., Referee, some very valuable property situated in University Place, Fifth avenue, 10th, 11th streets, and Broadway.

LABOR MARKET.

FOR NEW YORK AND VICINITY:

	per. diem.
Iron Moulders.....	\$3 50
Bricklayers.....	4 50
Carpenters.....	3 75
Blue-Stone Cutters.....	4 50
Slate Roofers.....	4 50
Stair Builders.....	3 75
Marble Workers.....	4 50
Operative Masons.....	5 00
Painters.....	3 50
Plasterers.....	5 00
Laborers.....	2 50

MARKET REVIEW.

BUILDING STONE.—The demand has been very good for all kinds, during the past week, though the prompt execution of orders was in a measure prevented by the unfavorable weather. Prices generally remain about as before, though we make a few alterations in our table. For blue stone in its various forms; there is a very brisk inquiry, and though the quarries are in good working order, they are scarcely able to fully meet the present call. All of that now being taken is not for immediate use, a large proportion going to stock up yards in which the supply had become depleted during the winter months.

BRICK.—We find little or no change in prices since our last, but a continued steadiness on the finer qualities of which the supply has become somewhat reduced. Every effort is being made to force up the market, but thus far without success, and we see no reason to believe that any material advance can be effected this season. Bricks are plenty notwithstanding the repeated assertions in certain quarters to the contrary, and are now selling at unusually high rates, which in connection with the rapid approach of the time when the new production is to begin, leads builders to hope that the highest point has been touched. The receipts have been fair, and about equaled the demand, so that we have no important change in the stock on hand. The shipments for the week are 21,000 valued \$452 to New Granada.

DOORS, SASH, AND BLINDS.—We have nothing new worthy of special note to advise in this connection. The demand at the moment is very good from the local trade, but for shipment the operations are somewhat restricted, owing partly to the very small margin for profit between the foreign and our own market.

CEMENT.—The stock is disposed of from day to day about as fast as received, and sometimes vessels are sold out before they reach the dock. Of course, while this state of affairs continues, no reduction in price can be looked for and we still retain previous figures.

FOREIGN WOOD.—A good steady retail business is doing, and we note considerable strength to the prices on all kinds. For Cedar there has been some speculative inquiry and higher rates demanded; and prices are very irregular at the moment and must be considered as somewhat nominal. The shipments during the past week include 178 logs Mohogany to Gibraltar, and 221 pieces Rosewood to Havre. The receipts, 426 logs of Rosewood, and 250 logs Cedar.

LATH.—Sellers have retained the advantage throughout the week, and with a continued good demand have disposed of about 2,250,000 at \$375, and this figure is still current as we write. Very little confidence in the strength of the market is expressed, as the present inquiry is thought to be well supplied and quite a number of cargoes are daily looked for, some already over due, and with more

liberal offerings, the buyer will immediately gain the advantage. To the Danish West Indies 10,000 were shipped during the week.

HAIR.—We make no change in our table of quotations but the market at the moment is very strong for all kinds and the demand is not fully met. This is owing principally to small supply of merchantable lots, dealers finding it impossible to dry their stock with any rapidity, during the recent wet and unsettled weather.

GLASS.—Importers and dealers all unite in calling the market dull, but at the same time they speak hopefully of the future, and generally predict a lively trade when the season shall have become fully opened. In the meantime, on the few small sales making full former rates are realized, and prices remain firm in view of the light receipts and not over abundant stock on hand. The imports for the week were 1,035 packages valued at \$1,953, and 41 plate valued at \$7,322.

LIME.—The arrivals continue comparatively moderate, the demand is very good and at the late reduction this market remains steady and uniform, with no pressure to operate from either buyer or seller. Since the opening of the season the receipts of Rockland at this point have not been far from 100,000 bbls. pretty much all of which is now distributed among the wholesale dealers leaving probably 15@20,000 bbls. in the hand, of receivers. Of other kinds the stock is very small, though receipts are daily increasing and we shall soon have more of an assortment, though as a general thing there is no difference in prices.

LABOR. No changes have taken place in rates demanded by the various classes of workmen since our last, though some are preparing for a strike. At a recent meeting of the Slate Roofers' Protective Union, the following resolutions were adopted:

Resolved, That we consider the action of the boss carpenters in reducing our wages, in the midst of an extreme winter, as both selfish and unnecessary; be it therefore

Resolved, That we, the slate roofers of New York and vicinity, consider our present rate of wages insufficient, and that on and after Monday, May 4, we request our old rate of wages, viz: \$4 per day; and that we quit work at four o'clock on Saturday, as all other mechanics now do in the building line. The Carpenters of Orange, New Jersey, have been quite successful, and are nearly all resuming work at the advance demanded, and the same be said of the carpenters of Newark, though the stone cutters at the latter place still remain on strike. The Bricklayers of Louisville, Ky., have struck for \$5 per day.

The journeyman plasterers of Washington, D. C., who have been on strike for several weeks for \$5 per day, are being partially successful, and many have gone to work at that figure.

The question as to whether Trades Unions are of any actual benefit to the working classes, is now under discussion in England, and those who take the negative are forming societies called Free Labor Associations, in order to give the subject a practical test. A recent meeting at Liverpool was so greatly interfered with by the friends of the Trades Unions, that no business was transacted and a free exchange of views rendered impossible.

LUMBER.—Another week of stormy and uncertain weather has had a depressing influence upon business, and we find but few of the yards doing more than a moderate retail trade. Prices, however, hold their own quite firmly, and from present indications we shall probably see no very important concessions granted during the early part of the season at least. Eastern spruce of desirable quality is quite scarce, and just at the moment particularly inquired after, at about \$20 @ \$21, though anything really up to views of buyers would probably bring \$22. Southern pine is firm, but business restricted for want of stock. For black walnut there is a good steady trade at very full prices, as this wood is now used in the majority of house work, in the place of mahogany. The shipping demand continues rather moderate, and seldom from those who operate with a view to realizing any large amount of profit, as the ruling rates in the South American, West Indian, and Australian markets, are too low to allow of any margin. The few thousand feet, therefore, exported from week to week, are mostly such lots as are required to fill up vacant freight room, and generally goes on vessel's account. The supply of lumber in New York is understood to be quite large, which is probably the case, but it is mostly made up of old and dead stock, not wanted, and very difficult to work off; and that of merchantable quality now offering has been raked and scraped together from all quarters in order to have enough to hold out until the new cut is received. The same state of affairs is said to prevail at Albany, and the majority of the good stock there early this spring has since been sold out partly on New York account, but largely to Eastern and Jersey buyers. The opening of the Eastern end of canal, may bring forward some stock, but until navigation is fully resumed

the receipts will be small. We hear of very few vessels coming down to this city during the week. Most of the cargoes leaving Troy and Albany are destined for towns along the river. The sales reported since our last, embrace some 1,100,000 feet Eastern spruce at \$20 @ \$22; a cargo of 126,000 feet do., at \$19, nearly all short scantling; 60,000 feet Southern yellow pine flooring, at \$30 @ \$33—the outside for Georgia.

The shipments of lumber have been as follows:

	This wk.	Last wk.	Since Apl. 1, '68.
	Feet.	Feet.	Feet.
Brazil.....	32,110	8,000	332,473
British West Indies.....	6,000	8,606	26,606
British Australia.....			84,809
British Honduras.....	25,000		25,000
China.....			19,790
Cisplatine Republic.....	76,039		232,395
Cuba.....	10,000	35,145	45,145
Dutch West Indies.....			9,000
Hayti.....	16,000		41,019
Mexico.....		6,000	8,104
New Granada.....		23,000	47,571
Venezuela.....		13,127	13,127
Total feet	165,149	93,878	834,979
Value	\$5,751	\$2,730	\$29,616

There has also been shipments of 25,000 shingles to Hayti; 185,570 staves mostly to England and the Continent. 58 logs of maple to Liverpool, and 25 logs Black Walnut to Bremen. The shipments from other ports were as follows: From Baltimore to Cuba 61,000 feet lumber; to Porto Rico 45,167 feet; and 2,203 bundles shingles. From Wilmington to Porto Rico 119,000 shingles; and 132,000 feet lumber; to Cardenas 100,368 feet lumber; to St. John 43,000 feet lumber, and 18,000 feet timber. From Charleston to Barcelona 91,000 feet lumber. From Savannah to Buenos Ayres 456,773 feet lumber; to Liverpool 220,572 feet timber, and 26,000 plank. From San Francisco to China 88,000 feet lumber, and to Callao 162,400 feet. Staves have been shipped to the extent of 131,445 from New Orleans; 35,680 from Charleston; and 7,285 from Baltimore, nearly all to Liverpool and Havre. The coastwise receipts at this point have been 350 spruce piling from St. John, N. B.; 2,500 bundles shingles from Richmond; 60,000 shingles from Wilmington, and 160,000 feet yellow pine from Jacksonville.

The western markets all continue firm, and as a general thing, somewhat sparingly supplied, some of the mills being unable to turn out stock for want of logs. A warmer sun and considerable rain, however, is opening many streams, and logs will soon begin to move down with more rapidity, though the smaller tributaries it is feared, lack sufficient depth of water to float out all the stock awaiting the freshet. We present our usual weekly reports from various sections, with corrected quotations where important changes have occurred.

At Minneapolis trade is good, prices on all grades firm, and the general tone of affairs appears more encouraging. The following, from the Tribune of April 11th, is of interest:

"The lumber mills at the Falls are being overhauled, after the inactivity of the winter season, and put in fine working order, preparatory to the annual hoisting of gates. It is expected that all the mills will get in operation during the coming week, and there are logs enough in the pond to keep them supplied until the drives from Coon Creek and Anoka can be brought down.

The stage of water is said to be "just right," and the lumbermen pray that it may remain so. The work of hanging the booms is nearly accomplished, and logs could be received at any time. At Coon Creek there are 1 1/2 million feet, and at Anoka about 8 million feet, of last year's logs, that were carried beyond "low water mark," by the freshet, and were again rolled into the river during the winter. But a day or two is required to run these logs down to the Falls, and then before the stock is exhausted the upper country will be heard from.

A heavy body of snow, varying from one to three feet in depth, still remains in the pineries, and if it should be carried away suddenly, might cause trouble, though we believe that the large number of additional piers that were put in last winter, and other precautions that were taken, will enable the lumbermen to withstand a "reasonable freshet," without injury.

At Saginaw, Mich., business is good, and from the prices obtained it would appear that buyers are determined to have stock at almost any reasonable cost. The Enterprise of the 11th inst. remarks.

"Considerable activity prevailed in the lumber market during the past week, and lumber has moved off quite lively. The figures obtained are sellers' and buyers appear well satisfied with those as are now established. Sales embracing between four and six million feet of green lumber have been reported, the price of which has been almost uniformly \$6, \$12 and \$35 for the three grades. We learn of one purchase by Estabrook & Mason, of 200,000 feet of plank at lower figures, and two sales of uppers at \$36; one of these sales was actually made, while the second was expected to be closed up last evening. Buyers have been here during the week from Toledo, Cleveland, Buffalo and Albany, but none from Chicago or Cincinnati. Chicago dealers want dry lumber, and there is none in the market. The last, or about the last—230,000—was sold by Grant, Brown & Co., from Crow Island, for \$6 50, \$13, and

\$38. Grant & Saylor sold 500,000 feet of green lumber to Toledo parties at \$6, \$12, and \$35. Paine & Catlin sold half a million at the same rates.

From Toledo, reports come to us of an active market, but considerable scarcity of green Lumber, any parcels of which when offered were readily disposed of at full prices. We give the latest quotations as follows:

ROUGH LUMBER.—Clear, \$50; Second Clear, \$45; Box \$40; Stock Boards \$20@22; Common Boards, \$16; Cull Boards, \$11@12; Fencing, \$17; Cull Fencing, \$11; Common Strips, \$30; Clear and Second Strips, \$45; Joists, Scantling and Timber, 18 feet and under, \$16; do. Cull, 20 to 24 feet, \$19@22; Cull Joist, \$10.

Cedar posts, 18c.; Lath, \$3.25; A 1, 18-inch Sawed Shingle, \$5.75@6; No. 1, 18-inch Sawed Shingle, \$5.50; No. 1, 18-inch Shaved Shingle, \$7.

DRESSED LUMBER.—Clear and Second Flooring, \$40; Common Flooring, \$30; Common Siding, \$17; Clear and Second Siding, \$25; Stock Boards, \$24; Common Boards, \$18; Oval Batts, \$35.

The Chicago market continued quite active, or as much so as the moderate receipts would admit of, and all desirable cargoes, such as strips and piece stuff, found a ready sale at full prices, whenever offered. Among the latest transactions we note a cargo about 65 per cent strips and the balance mixed at \$17.00; two cargoes Joist, Scantling, and boards, \$15.00; and a small lot of Sawed Timber at \$18.00 A deck load of Shingles, about one half each sawed and shaved, sold at \$3.50. We make a few alterations in the yard quotations as, follows:

First clear, 1 to 2 in., per m.	\$55 00@57 00
Second clear, 1 to 2 in., per m.	50 00@52 00
Third clear, 1 to 2 in., per m.	40 00@45 00
Wagon-box boards, 15 in. and upwards, select	33 00@35 00
Stock boards, A.	26 00@28 00
Stock boards, B.	22 00@24 00
Fencing.	17 00@18 00
Common boards, joists, and scantling, 12 to 16 ft.	17 00
Joists and Scantling, 18 to 24 ft.	18 00@20 00
Joists, 22 to 24 ft.	22 00@24 00
First and second clear flooring	42 00@46 00
Common flooring, rough.	28 00@30 00
Common flooring, dressed.	28 00@30 00
Siding, first clear.	23 00@27 00
Siding, second clear, dressed.	24 00@25 00
Siding, common, dressed.	20 00@22 00

SHINGLES, LATH, ETC.

Sawed shingles, A, per 1,000.	4 75@ 5 00
Sawed shingles, No. 1.	2 75@ 3 00
Shaved shingles, A or star.	4 00@ 4 25
Shaved shingles, No. 1.	3 00@ 3 50
Cedar shingles.	3 75@ 4 00
Lath.	3 50@ 3 75

By the car-load, on truck, delivered in any yard where cars can be switched, or at any depot.
A or star shaved, full count. \$3 25@3 75
A or star sawed. 3 87 1/2
No. 1 sawed, by car-load. 1 25@2 25
\$3 per car-load added when transferred, which charge follows the shingles.

In Milwaukee business is scarcely so active and more of a jobbing character at the moment, and prices on all kinds are said to be well sustained, and former figures repeated as follows:

Clear Plank, \$55; Second Clear Plank, \$50; Clear Boards, \$50; Second Boards \$40; Third Boards (box), \$30; Second Flooring, dressed, \$40; Common Flooring, dressed, \$30; Second Siding, dressed, \$25; Common Siding, dressed, \$23; Stock Boards, \$19; Common Boards, \$16; 16 feet Fencing, \$17; Joist and Scantling under 20 feet, \$16; Joist and Scantling, 20 feet or over, \$20@25; Lath, per 1000 feet, \$7.50@8.00; Shingles, best sawed, \$4.75@5.00; Posts, \$12.50@30.00; Pickets, \$12.00@14; Sawed Timber, \$20@30.

The Eastern markets are becoming more active, and shipping stock in particular is changing hands in larger quantities. Some few concessions have been made, which are noted in our table below, but as yet figures remain pretty strong. The ice on the rivers is gradually breaking up much to the delight of lumbermen, and in some sections on the upper Kennebec in particular the logs are running quite freely. The latest Portland quotations are as follows:

Clear Pine.	
Nos. 1 and 2.	\$55 00@60 00
No. 3.	45 00@ 50 00
No. 4.	25 00@ 30 00
Hard Pine.	35 00@ 38 00
Shipping.	20 00@ 22 00
Spruce.	14 00@ 16 00
Hemlock.	12 00@ 14 00
Clear Pine Clapboards.	45 00@ 50 00
Spruce ex.	27 00@ 33 00
Spruce No.	20 00@ 25 00
Shingles.	
Cedar ex.	4 25@ 4 50
Cedar No. 1.	3 00@ 3 50
Spruce.	1 87@ 2 10
Pine ex.	6 00@ 6 50
No. 1.	4 50@ 5 00
Laths.	
Spruce.	2 40@ 2 75
Pine.	3 00@ 3 75

The mills as a general thing were at latest advices receiving more timber, and in consequence many had already commenced operations. All would probably soon be under full headway.

At Troy there has been a fair amount of trade doing, though the general market was scarcely so active as last week. The assortment has been considerably reduced by recent pretty free purchases on account of New York dealers, though good desirable stock could still be picked to some extent. Of Hemlock and Spruce the supply was probably the smallest, though Clear Pine was rather scarce. Prime qualities of Shingles came in slowly, and were wanted. On prices there was no variation to note, and last weeks figures as printed by us are still current. Shipping was brisk and freights active at \$1.75 to New York, \$2.25 to Bridgeport and New Haven, \$2.75 to Norwich and Middletown, \$3.25 to Providence, \$3.50 to Hartford, and \$3.50 to Philadelphia.

In the Southern markets there is still a fair amount of business doing, but the demand is not in all cases met freely, owing to the lack of stock. A want of means and the difficulty of obtaining credit has prevented many lumbermen from working to any extent, during the past winter, and the number of feet cut will in all probability prove to be quite small. In some sections the demand for local use is very good, and exhausts a large proportion of the lumber at the mills, and from a recent letter from Georgia, we learn that in certain portions of that State flooring boards are remarkably scarce and sell quickly at \$25.00 per M. At Savannah the shipping demand was rather moderate, though for mill use a steady trade was doing, and as a general thing the sales were at full previous figures. We quote at \$7.00 @ \$11.00 per M. feet for mill timber, \$11.00 @ 14.00 for small shipping do., and \$15.00 @ 20.00 for large do. Lumber \$20.00 @ 22.00 for ordinary sizes; \$23.00 @ \$25.00 for difficult sizes, and \$20.00 @ \$22.00 for flooring. The *Republican* makes up the following table of

Comparative Exports of Timber and Lumber from the port of Savannah.

From Sept. 1, 1867 to April 15, 1868. From Sept. 1, 1866 to April 19, 1867.

EXPORTED TO	LUMBER Feet.	TIMBER Feet.	LUMBER Feet.	TIMBER Feet.
Liverpool.	521,293	4,117,778	12,000	439,819
London.	358,411	2,342,933	507,169	1,027,698
Or Br. pts.				
Tot. G. Britain.	879,704	6,460,716	519,169	2,017,517
Havre.	2,832	445,270	188,000	
Br'aux.				
Or Fr. pts.				
Total to France.	2,832	445,270	188,000	
N. of Europe.	27,346	74,051	17,000	255,500
S. of Europe.			1,049,995	1,964,414
W. Ind., &c.	4,043,254	545,439	3,662,551	196,990
Total For'n.	4,050,600	7,225,476	5,437,015	4,434,421
Boston.	905,194	18,000	488,721	758,164
R. Island, &c.	306,600	15,000	2,691,274	267,577
New York.	1,131,164	461,000	4,931,344	1,145,857
Philadelphia.	222,000		525,800	298,000
Bal. & Nk.	541,770	137,000	1,137,966	
Or U. S. Ports.	142,161		415,860	12,000
Total C's'te.	3,248,879	681,000	10,240,965	2,481,593
Grand Total.	8,202,015	8,156,476	15,677,980	6,916,419

At Charleston, the lumber market was firm, but being scantily supplied, remained in rather a dull state. Timber of both mill and shipping quality, if prime, found a good market, but inferior grades were rather neglected. We quote River Flooring Boards at \$13.00 per M. feet. Scantling and Plank \$10.00 @ 12.00. Mill Timber good \$11.00 @ 12.00; and common to fair \$5.00 @ \$7.00. City sawed lumber \$20.00 @ \$25.00 per M.

The Wilmington Lumber market, was at latest accounts rather dull, buyers having pretty well supplied all immediate necessities, and prices remained without change to note, viz:

Pine Steam-Sawed Lumber—Cargo rates—per 1000 feet.	
Ordinary assortment Cuba Cargoes.	\$17 00 @ \$18 00
Ordinary assortment Hayti Cargoes.	@ 16 00
Full cargoes wide Boards.	20 00 @ 22 00
Full cargoes flooring boards, rough.	20 00 @ 22 00
Ship Stuff as per specifications.	22 00 @ 23 00
Deals, 3x8.	18 00 @ 19 00
Prime River Flooring.	15 00 @ 15 00

The arrivals of Timber were fair, and a moderate amount was being taken day to day for mill use. Prime qualities were sparingly offered and met with ready sale; but the common grades were somewhat neglected and began to accumulate. The latest sales were at \$5.00@7.00 per M. for Inferior to Ordinary Mill; \$7.50@8.00 for Fair do.; \$8.50@9.00 for Prime do., and \$10.00@11.00 for Shipping do. Shingles arrived very slowly, and with a continued active shipping inquiry, prices advanced somewhat, closing firm at \$3 25@3.50 for common; and \$4.50@5.00 for contract.

The *Knoxville Republican* says:

The prospects of the lumber trade in this region, as far as we can learn, are not as flattering as we could hope to be able to report. The pressure on the finances of many of our lumbermen during the winter prevented their taking out as heavy a stock as they would otherwise have done, and the failure thus far to get to market that which is ready, has made the prospect still more discouraging. During the past few weeks the Red Bank Navigation Company have been bracketing for the purpose of getting out a part, at least, of the lumber waiting, and we believe, with partial success. To-day we have nearly a rafting stage in the creeks, and with the natural water and efforts of the Navigation Company, the lumbermen are sanguine of getting a goodly portion of their lumber to market."

METALS.—Tin plates of all grades continue extremely dull, and importers generally are complaining of the great difficulty of effecting sales. Under this state of affairs prices naturally are heavy and to some extent nominal. Lead is not very active but steady at our last figures. Zinc remains steady but is less buoyant than last week, arrivals of desirable widths having given buyers rather more advantage.

NAIIS.—The supply now offering is largely in excess of the demand, and prices are very heavy. The very best brands of cut can be bought at 5c; small lots 5 1/2c. and large parcels 4 1/2c. At these figures manufacturers are not very anxious to operate, as the majority can only sell at a loss. The exports for the week were 320 packages, valued at \$2,153 against 291 packages, valued at \$1,003, last week.

PAINTS AND OILS.—We have no change to advise in prices for the various grades of paints, but note a continued good demand both from the local and interior trade, with some light increase of the shipping inquiry. The slight excitement occasioned by the reduced stock and advanced cost of pure lead, has pretty well subsided, and though there is no material addition to the stock, dealers have sufficient to supply all immediate demands. Linseed oil has been freely offered throughout the week and meeting with only a slight demand, prices have gradually worked downward and close very unsettled. Some of the common grades are offered very low, while prime qualities command extreme figures. Cruser's rates are now about \$1.15 @ \$1.17 in casks, and \$1.18 @ \$1.19 in bbls., with retail lots at higher figures. The exports for the week were 335 packages Paint, valued at \$3,630; and 123 gallons of Oil, valued at \$158.

PLUMBING MATERIALS.—No further changes have taken place in this market since our last, with the exception probably of a trifle more life; and few if any dealers now complain of a lack of business.

PITCH.—The demand has been very good, and prices are rather firmer on desirable lots, though without actual advance, and we still quote at \$3.25 for Southern, and \$3.50 for City. The exports for the week were 181 bbls.; since January 1st, 1,244 bbls.; and for same time last year 1,034 barrels.

SLATE.—There is very little if any increase of activity with dealers in this city, the business being mostly confined to the sale of a few squares at a time, as wanted by slaters for immediate use, and the market generally presents a stagnant appearance. At the quarries, however, we learn that more life begins to be shown, and in some quarters the season's work has fully commenced. This is particularly the case, at the Chapman quarry in Northampton County, Pennsylvania, everything being in primo working order, and the production amounting to nearly one hundred squares per day. Early last week the workmen were generally prepared to strike for last Autumn's wages, viz., \$3.00 per day, but by prompt and judicious management, the movement was nipped in the bud; and the quarry owners are now congratulating themselves upon having obtained a reduction; the rates agreed upon being, \$2.50 per day, or equivalent thereto, some of the work being done by contract at a certain price per square. In other sections the quarries have yet to be cleared of water, &c., and no regular engagements have been entered into, but the above price will undoubtedly be generally adopted for this season's work.

Our quotations remain without any important alteration, but it is hoped by those interested, that the reduced cost of production will, ere long enable consumers to operate at more advantageous figures. The receipts at this point continue small, only an occasional car load coming in from day by day, and until the canals are in full working order no important increase of the supply is looked for.

SPIRITS TURPENTINE.—The amount of business doing has not been very heavy, but the market has ruled much stronger owing to the light supply both present and prospective. Prices are decidedly better and close still in buy-

er's favor, though somewhat unsettled. We quote at 67 1/2 @ 68 1/2 for wholesale lots, and retail parcels range up some as high as 70 cts. From Wilmington we learn that the arrivals both by river and rail are remarkably light, and with little or no stock in first hands prices rule strong. The receipts at this port for the week were 365 bbls. Since January 1st, 9,470 bbls; and for same period last year 10,600 bbls. The exports for week 2 bbls; since January 1st, 2,718 bbls., and for same period last year 7,304 bbls.

TAR.—A good fair business has been done, and prices remain very strong. On Wilmington Tar there is a slight advance in consequence of the reduced supply here and the moderate arrivals at the South. We quote at \$2.57 1/2 @ \$3.25 for North County, and \$3.50 @ \$3.62 1/2 for Wilmington. The receipts at this port have been as follows: For the week 1,909 bbls., since January 1st, 9,470 bbls., and for same period last year 5,380 bbls. The exports as follows: For the week 45 bbls., since January, 1st, 1,937 bbls. and for same period last year, 735 bbls.

ALBANY LUMBER MARKET.

The Evening Journal reports the market for the week ending April 22, as follows:

"There has been a fair trade during the week, principally with New York and Eastern buyers. The assortment in market is somewhat broken, though most kinds can be found by visiting the different yards. One and a quarter inch clear Pine are quite scarce, and other thicknesses are in small supply. Shingles of all kinds are scarce. Prices remain as before, and are firmly held. During the ensuing week there will be arrivals of Shingles and Lumber by boats frozen in last winter on the Eastern division of the canals."

Freights continued very steady for all points, but particularly for the Connecticut river; very few vessels offering on Eastern account.

We quote as follows:

Table listing lumber prices for various locations like New York, Bridgeport, Norwich, etc., with prices per 1000.

ALBANY QUOTATIONS.

Large table listing various lumber types (Pine, Spruce, Hemlock, etc.) and their prices per M. ft. or per 1000.

MARKET QUOTATIONS.

BUILDING STONE.

Table listing building stone types like Ohio Free Stone, Berea, Black River, etc., and their prices.

Table listing platform and sill prices per superficial or lineal foot.

MARBLE—Dressed.

Table listing marble prices for Ashlars, Platforms, Moulded Steps, etc.

SAWED—But not dressed.

Table listing sawed lumber prices for Ashlars, Platforms, Moulded Steps, etc.

BLUE STONE.

Table listing blue stone prices for flagging and curbing.

GRANITE.

Table listing granite prices for rough and dressed cubic foot.

DRESSED—

Table listing dressed lumber prices for Ashlars, Platforms, Flagging, etc.

NATIVE STONE.

Table listing native stone prices for common building stone and base stone.

BRICK.

Table listing brick prices for common hard, salmon, and Jersey.

FRONTS.

Table listing front prices for Croton and Philadelphia.

FIRE BRICK.

Table listing fire brick prices for No. 1 Arch wedge and No. 2 Split and Soap.

CEMENT.

Table listing cement prices for Rosendale.

DOORS, SASH, AND BLINDS.

Table listing door, sash, and blind prices for various sizes and materials.

SASH, for twelve light windows.

Table listing sash prices for various sizes and materials.

Outside Blinds, Rolling Slats, 1/2 inch thick, unpainted, under 3 feet wide, 36 cents per foot; in length, 3 feet to 3 feet 4, 40 cents per foot; painted with trimmings complete, for hanging, 80 cents @ \$1.00. Inside Blinds, Rolling Slats, 1/2 inch thick, unpainted, \$1.00 @ \$1.25.

DRAIN AND SEWER PIPE.

Table listing drain and sewer pipe prices per running foot for various diameters.

Table listing bends and branches prices for various diameters.

Table listing srench traps prices for various diameters.

Table listing branches prices per running foot for various sizes.

On heavy purchases of the small sizes 15 @ 20 per cent. discount. Large sizes not. Superior double thick pipe for water, gas, etc., at 50 per cent. advance on these prices.

FOREIGN WOODS. DUTY free.

Table listing foreign wood prices for Nuevitas, Mansanilla, Mexican, Florida, etc.

MAHOGANY.

Table listing mahogany prices for St. Domingo, Port-au-Platt, Nuevitas, etc.

ROSEWOOD.

Table listing rosewood prices for Rio Janeiro and Bahia.

SATIN WOOD.

Table listing satin wood prices for Log and Grenadilla.

GLASS.

Duty: Cylinder or Window Polished Plate, not over 10 by 15 inches, 2 1/2 cents per sq. foot; larger, and not over 16 by 24 inches, 4 cents per sq. foot; larger, and not over 24 by 30 inches, 4 cents per sq. foot; above that, and not exceeding 24 by 60 inches, 20 cents per sq. foot; all above that, 40 cents per sq. foot; on unpolished Cylinder, Crown and Common Window, not exceeding 10 by 15 inches square, 1 1/2; over that, and not over 16 by 24, 2; over that, and not over 26 by 30, 2 1/2; all over that, 3 cents per lb.

FRENCH AND ENGLISH—Per box of fifty feet.

Table listing French and English glass prices for various sizes.

The discount on French glass is 40 per cent, on English 35 to 40 per cent.

AMERICAN—Per box of fifty feet.

Table listing American glass prices for various sizes.

GLUE.

Table listing glue prices for various types like A, extra, B, etc.

GUNPOWDER.

Table listing gunpowder prices for Mining and Blasting.

HAIR.—DUTY, free.

Table listing hair prices for Cattle brush and Mixed.

LUMBER.—DUTY, 20 per cent ad val.

Table listing lumber prices for various types like Pine, Spruce, etc.

Spruce Wall Strips.....	28	@	25
Spruce Joist, 3x8 to 3x12.....	18 00	@	20 00
Spruce Joist, 4x8 to 4x12.....	20 00	@	22 00
Hemlock Boards, each.....	24	@	25
Hemlock Joist, 8x4, each.....		@	28
Hemlock Joist, 4x6, each.....		@	55
Ash, good, 1,000 ft.....	55 00	@	60 00
Oak, 1,000 ft.....	55 00	@	60 00
Maple, 1,000 ft.....	50 00	@	
Chestnut.....	50 00	@	55 00
Black Walnut, good, 1,000 ft.....	65 00	@	90 00
Black Walnut, selected season, 1,000 ft.....	100 00	@	125 00
Black Walnut, 1/2, 1,000 ft.....	75 00	@	90 00
Cherry, good, 1,000 ft.....	60 00	@	90 00
White Wood, Chair Plank.....	80 00	@	90 00
White Wood, inch.....	45 00	@	50 00
Shingles, extra shaved pine, 18 inch, per 1000.....	9 50	@	10 00
Shingles, extra shaved pine, 16 inch, per 1000.....	8 50	@	9 50
Shingles, extra sawed pine, 18 inch, per 1000.....	6 50	@	9 50
Shingles, clear sawed pine, 18 inch, per 1000.....	7 00	@	7 50
Lath, Eastern, per 1000.....		@	8 75
LEAD.—DUTY: Pipe and sheet, 3/4 c. 3/4 lb.			
Pipe and sheet.....		@	12
Lead, encased tin pipe.....	21	@	
LIME.			
Common, 3/4 bbl.....		@	1 25
Finishing, or lump, 3/4 bbl.....		@	2 00
PAINTS AND OIL.			
Chalk, 3/4 lb.....	\$0 1 1/2	@	\$0 1 1/2
China Clay, 3/4 ton, 2,240 lbs.....	30 00	@	38 00
Whiting, 3/4 lb.....	2	@	2 1/2
Paris White, English, 3/4 lb.....	2 1/2	@	3 1/2
Zinc, White American, dry.....	9	@	10
" " " in oil, pure.....	12 1/2	@	13
" " " good.....	8 1/2	@	11 1/2
" " French, dry.....	12 1/2	@	15
" " " in oil, pure.....	14 1/2	@	15
Lead, American, dry.....	18 1/2	@	14
" " " in oil, pure.....	14	@	14 1/2
" " " good.....	11	@	12 1/2
Red " " ".....	11	@	12
Litharge.....	11	@	12
Ochre, Yellow, French, dry.....	2 1/2	@	2 1/2
" " " in oil.....	8	@	10
Venetian Red, English.....	2 1/2	@	3
" " " in oil.....	8	@	10
Spanish Brown, dry, 3/4 100 lbs.....	1 25	@	8 1/2
" " " in oil.....	8	@	26
Vermilion, American.....	24	@	26
" " English.....	1 80	@	1 40
" " China.....	1 23	@	1 25
" " Trieste.....	1 18	@	1 12 1/2
Chrome Green, genuine, dry.....	23	@	25
" " " in oil.....	22	@	25
Chrome Yellow, " " in oil.....	30	@	35
Linseed Oil, in bbls.....	1 18	@	1 21
" " " in casks.....	1 15	@	1 17
Spirits of Turpentine, 3/4 gal.....	68	@	70
PLASTER PARIS.—Duty, 20 per cent. ad val. on calcined.			
Lump, free.....			
Nova Scotia, white, 3/4 ton.....			nominal.
Nova Scotia, blue, 3/4 ton.....			nominal.
Calcined, Eastern and City, 3/4 bbl.....	2 40	@	2 50
SLATE.			
Purple Roofing Slate, Vermont, 3/4 square delivered at New York.....	10 00	@	11 00
Green Slate, Vermont, 3/4 square, delivered at New York.....	11 00	@	12 00
Red Slate, Vermont, 3/4 square, delivered at New York.....	15 00	@	16 00
Black Slate, Pennsylvania, 3/4 square, delivered at New York.....	10 00	@	11 00
Peach Bottom, 3/4 square, delivered at New York.....	14 00	@	15 00
Intermedites, 3/4 square, delivered at New York.....	8 50	@	9 50
TIN PLATES.—Duty: 25 per cent. ad. val.			
I. C. Charcoal 10 x 14 per box.....	\$11 75	@	\$12 50
I. C. Coke 10 x 14 ".....	9 50	@	10 50
I. X. Charcoal 10 x 14 ".....	14 25	@	14 75
I. C. " 14 x 20 ".....	12 25	@	12 50
I. X. " 14 x 20 ".....	15 00	@	15 25
I. C. Coke 14 x 20 ".....	9 75	@	10 15
I. C. Coke, terme 14 x 20 ".....	8 75	@	9 00
I. C. Charcoal, terme 14 x 20 ".....	10 00	@	11 25
ZINC.—Duty: Sheet, 3/4 c. 3/4 lb.			
Sheet, 3/4 lb.....	11 1/2	@	12

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A fine Broadway store, well rented.

ALSO, TO LEASE,
A Broadway lot, east side, 50 feet, south of Howard street, 30x95, to lease for 21 years at \$10,000 ground rent.

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A 50 feet front corner house in 5th avenue, below 14th st.

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A first-class full-sized house and lot, with extra lot and stable, in 5th avenue, below 14th street. \$125,000.

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OFFICE, NO. 3 PINE STREET.

DR. CHARLES MACKAY, formerly American correspondent of the Times, has written a work advocating the introduction into London of our system of street railroads. He considers the objections brought against this progressive step, untenable. One great argument in favor of the measure is derived from the fact that, while in New York and Brooklyn, in the year 1866, 70,791, 625 passengers were carried over 11,700,000 miles of road built and kept in repair by the railroad companies at their own expense, the London Omnibus Company alone carried 41,334,600 passengers over 13,000,000 miles of street kept in repair by the city. The saving to the rate-payers is evident.

PARTITION SALE OF REAL ESTATE, BY
order of the Supreme Court, under the direction of Daniel P. Ingraham, Jr., Referee, on Tuesday, the 5th of May, at 12 o'clock, at the Exchange Salesroom, 111 Broadway.

JAMES M. MILLER,
Auctioneer.

I.—Number 394 Fifth avenue.

II.—Number 392 Fifth avenue, corner of West Thirty-sixth street, with the stable attached.

III.—Stable on the rear of the adjoining lot on West Thirty-sixth street, with the fee of the unoccupied ground in front.

For Maps, Permits, &c., apply to the Auctioneer, No. 25 Pine street.

FOR SALE, ON BROADWAY, OR TO LET,
near Wall street.—Probably the largest plot of property in one parcel on Broadway, between the City Hall and Bowling-Green, being in measurement about six and one-half City lots; located at the south-east corner of Broadway and Exchange place and on New street; offered by direction of the executors of Asa Fitch, deceased, to close the estate. This property is now offered at a large reduction of price heretofore asked; if not sold by first of May will be rented for business purposes. Terms of credit reasonable, or all cash. To new boards or banking institutions. Apply to

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TUESDAY, April 25,
At 12 o'clock, at Exchange Salesroom, 111 Broadway,
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NEW YORK PROPERTY.

Peremptory Administrator's Sale of Valuable Leasehold Property, No. 284 and 286 East Twelfth street—Two three-story and basement houses, 20x40, lots 100, with large brick stable, 40 feet square, with lease on the whole for 21 years from May, 1868, at yearly ground rent of \$180. 119th street—North-side, 75 feet west of Avenue A, two lots.

FIRST-CLASS BROOKLYN PROPERTY.

Peremptory Sale, by order of the Executors of the late Hon. John A. Cross, of the splendid new mansion and beautiful grounds. Finely located on the south-east corner of Clinton and Myrtle Avenues, on the terrace adjoining the residence of John Halsey, Esq.

This elegant house was built by the late Mr. Cross, for his home, in the most substantial manner, without regard to cost. It is entirely new; has never been occupied. Its location is unexceptionable; surroundings first-class. The grounds consist of eight full lots; the entire front on Myrtle avenue, with a depth of 100 feet on Clinton avenue and Hamilton street. Dwelling, 40x46, with extension, 20x28; conservatory, bay windows, piazzas, &c.; it is replete with every modern convenience. The first story is most superbly finished in black walnut; the mantles are of the most elegant design and finish; the rooms large; ceilings high; pantries in abundance. It is warmed throughout with Morris & Tasher's celebrated hot-water heater. Everything that thought or experience could suggest to make this one of the most desirable, comfortable, and convenient residences in the City of Brooklyn was adopted in its erection.

There is connected with the property a fine brick stable on Hamilton street, about 35x40, built in the best manner, and fitted up with furnished apartments for coachman.

The grounds are filled with fine shrubbery, principally evergreens of twenty years' growth. As the property must be sold, the attention of all who wish to secure a first-class residence in all its appointments is called to this sale. It is seldom that such an opportunity is offered. The terms will be unusually liberal. The Myrtle and Clinton avenue lots are daily advancing in value. Persons wishing to examine the property will please call on S. L. Husted, Esq., one of the executors, at his residence, N. E. corner of Myrtle and Clinton avenues, or apply to the Auctioneers, 25 Nassau street, N. Y.

A. D. MELLICK, JR., & BRO., No. 26
Pine st., offer for sale at GREENVILLE, BERGEN POINT, ROSELLE, WESTFIELD, PLAINFIELD, SOMERVILLE, WHITEHOUSE, and all points on the line of the

CENTRAL RAILROAD OF NEW JERSEY, houses, lots, country seats, and farms. We offer no property that we have not thoroughly examined. Descriptive lists just issued, complete with time-tables, maps, and detailed descriptions of the towns and villages, and the property we are offering for sale.

PARTITION SALE OF VALUABLE REAL
Estate by order of the Supreme Court, under the direction Daniel P. Ingraham, Jr., Referee. Wednesday, April 29th, at the Exchange Salesroom, No. 111 Broadway, by

JAMES M. MILLER,
Auctioneer.

BROADWAY—2 lots of land, with the improvements, East side Broadway, commencing 290 feet N. 10th st.

BROADWAY—2 lots of land, with the improvements, W. side Broadway, commencing at the N. W. cor. 11th st.

11TH STREET—3 gore lots N. s. 11th st., commencing 118 feet W. Broadway.

UNIVERSITY PLACE—3 lots of land, with the improvements, E. s. University Place, commencing at the S. E. cor. 11th st.

11TH STREET—1 gore lot S. s. 11th st., commencing 120 feet E. University Place.

11TH STREET—1 lot of land S. s. 11th st., commencing 164 feet E. University Place.

UNIVERSITY PLACE—1 gore lot E. s. University Place, commencing at the N. E. cor. 11th st.

UNIVERSITY PLACE—2 lots of land W. s. University Place, commencing 55 ft. 1 in. N. 10th st.

10TH STREET—11 gore lots N. s. 10th st., commencing 100 feet W. University Place.

5TH AVENUE—1 gore lot E. s. 5th av., commencing N. E. cor. 10th st.

UNIVERSITY PLACE—1 gore lot W. s. University Place, commencing 70 feet S. 11th st.

For Book-Maps, and particulars, apply to the Auctioneer 25 Pine st.

ADRIAN H. MULLER, P. R. WILKINS & CO., AUCTIONEERS AND REAL ESTATE BROKERS, No. 7 Pine street, New York.

SPECIAL ANNOUNCEMENT.

The "REAL ESTATE RECORD AND BUILDERS' GUIDE" is published every Saturday at No. 37 Park Row, Room 31. It furnishes the following information:

1. All the Real Estate Conveyances during the week in New York and Kings Counties, with the names of buyer and seller.
2. All the Mortgages entered for the same period in New York and vicinity.
3. The Judgments entered in the two counties against delinquent or unfortunate debtors.
4. A list of the recent bankrupts throughout the United States.
5. Full information respecting the local real estate market.
6. A complete and accurate report of the market for building materials.

With one exception (real estate) all the above are new features in the newspaper business. It is a singular fact that so far the great building interest of the nation has been so inadequately represented in the periodical press. This Record, therefore, is indispensable to the following occupations:

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Contractors,	Plumbers,
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REAL ESTATE NEWS
AGENCY.

C. W. SWEET & CO., proprietors of the REAL ESTATE RECORD, have opened, in connection with their paper, an agency, through which they propose to furnish extremely valuable information for the benefit of Real Estate dealers, owners, and operators. Persons about investing in Real Estate, usually wish to be informed touching the following points:—

1st. Who the actual owner of any piece of property may be, and whether any incumbrance is existing against it.

2d. What the actual value of said property was at the last sale.

3d. What price the property adjacent and within same block has sold for within the past few years.

4th. An intelligent, unbiased estimate of the value of the property at the present time; the future prospects of the same; whether there are likely to be any improvements, and of what kind, in the street where property is located; and such other information as will be likely to affect the value of said property.

Real Estate dealers, will at once see the immense value of the class of information we propose to furnish, particularly to those who now buy in the dark without any reliable data to guide them, but who, by means of our agency, will have every light which official records, transcripts of sales, etc., can furnish. We have peculiar facilities for furnishing this class of information, having in our possession maps, books, etc., gotten up exclusively by us, which contain every piece of property in New York and Kings counties, with the names of owners, and other information accessible to no other firm or persons in the United States.

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