

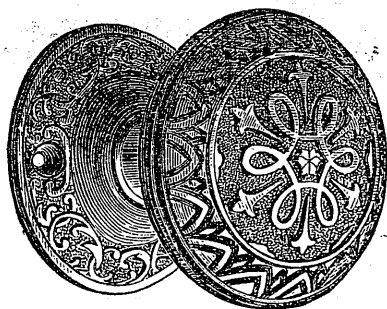
REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. VIII.

NEW YORK, SATURDAY, AUGUST 26, 1871.

No. 180.



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PATENT WROUGHT-IRON FIRE-PROOF WINDOW-BLINDS.

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REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. VIII.

NEW YORK, SATURDAY, AUGUST 26, 1871.

No. 180.

Published Weekly by

THE REAL ESTATE RECORD ASSOCIATION.

TERMS.

One year, in advance.....\$6 00
All communications should be addressed to

C. W. SWEET.

7 AND 9 WARREN STREET.

No receipt for money due the REAL ESTATE RECORD will be acknowledged unless signed by one of our regular collectors, HENRY D. SMITH or THOMAS F. CUMMINGS. All bills for collection will be sent from the office on a regularly printed form.

We shall reprint, in the next issue of the REAL ESTATE RECORD, a thoroughly revised and corrected list of the New York City transfers of real estate which appeared in the RECORD of July 29th, August 5th, and August 12th. This reprinting is necessary because of the inaccurate and irregular descriptions which accompanied many of the transfers in the above-mentioned issues; and as our real-estate friends rely exclusively upon the RECORD for all information in regard to actual conveyances of real estate, it is our bounden duty to give an absolutely correct transcript of the deeds as filed at the office of the Register.

The reason why so many inaccurate descriptions were given under the above dates was explained in the last number of the RECORD.

ARCHITECTURAL FASHION.

THERE is a fashion in architecture as well as in dress or anything else, and its laws seem as blind and tyrannical as those of the chignon, the Grecian bend, or any other fashion; putting for the time being everything but itself out of countenance. No one who has marked the progress of art in our city, during the last ten or fifteen years, can have failed to notice this; how suddenly some new style has burst upon us, run its course until people got tired of it, and then given way to another. In the days of the old Astor House, the Tombs, the Custom-House, and other old landmarks of the kind, nobody seemed to know anything but the Egyptian, Grecian, and other forms of rigid classical architecture—poor as the imitations were. A little later, as our merchants got rich and clustered about Fifth avenue as a centre, the more florid Italian came into vogue; but so afraid were our architects, apparently, of venturing upon any new ground of design, that when any one has seen one of those houses he has seen them all, and it might be supposed that a single architect designed every dwelling in that thoroughfare, from one end to the other. So timid were they of deviating one iota from inexorable fashion, that because the first rich man

built his house of dark and dingy brown stone, and smeared his shutters and even iron railings with the same hideous color, all the others followed suit, like a flock of sheep after a bell-wether, until a "brown-stone front" got to be synonymous with wealth and respectability. Even to this day this strange impression lives, although many better and far more beautiful building materials are rapidly driving the old perishable brown stone into disuse.

Another strong instance of the eager and unreasoning manner in which we run after mere fashion in architecture is to be seen in the now universal use of the Mansard roof. A few years ago not a roof was to be seen in New York. Somebody had the boldness—we are not sure that it was not Mr. Vaux, to a residence on Fifth avenue—to show his roof and ornament it. The idea took as if it had been some supreme novelty, and now every little two-story engine-house, and every one-story stable, must have its Mansard roof and dormer windows, to be in the fashion. Some of these exhibitions are perfectly absurd. The Mansard roof was originally designed to take away from the excessive height of a building, not, as now used, to make a building, already too squat, look squatter than ever. Not content with introducing this form of roof where there is no kind of use for it, many go so far as to take the light ornamental iron ridge ornament—quite pretty and sensible in that position—and stick it over their solid stone doors and bay windows. We shall probably next see them flanking the stoops with it as a *chevaux de frise*.

It is singular how much of this demoralization of art can occur if a city but once starts with bad and imperfect models, and how a few incompetent men, accidentally thrown into prominence, can poison the taste of a whole generation. New York has peculiarly suffered in that way, and, in proportion to their size and wealth, we venture to say that not only several New England cities, but Chicago, Cincinnati, and other Western cities can show ten times more evidences of true architectural art in their streets than New York can boast of to-day. But, fortunately, things have within the last two or three years taken a decided change for the better. Not only have some of our best architects, whose good works of past years were unnoticed amid the wilderness of rubbish, had recent opportunity of coming into more prominent notice, but new and accomplished ones have risen up; and there is an evident desire to break away from all conventional restraint, and to produce works of novelty. This is very good if not carried too far. While monotony is displeasing, it must be borne in mind that a thing is not necessarily good merely because it is novel. No style seems to run greater risk of being abused in this direction than the one now coming so

much into vogue—especially in the upper part of the city—and for which we choose to coin the name of Franco-Grecian, as it is nothing more than modern French theatrical flourishes put upon such old Græco-Roman forms as are still extant in the ruins of Herculaneum and Pompeii; although our more learned contemporaries will insist upon calling it "Renaissance." Some of the private dwellings erected in this style lately, if not altogether of a style that we admire, are at least pleasing novelties and cleverly treated. Others, again, look as if such queer and ungainly forms, such hideous projections and expenditure of strength where no strength was required, such bewildering hieroglyphics of flourishes cut into the stone and marring every square inch of plain surface, could only have emanated from a disordered intellect. We have no objection to see modern French-Greek have as fair a trial as anything else, but pray, don't let us overdo it like the unhappy Mansard roof.

RAILWAYS OF THE UNITED STATES.

THE rise and progress of the railway system in the United States is marvellous to contemplate, and probably exceeds in rapidity that of any other nation in the world. The first railway constructed in this country was that between Albany and Schenectady. The company was incorporated in 1826, and in the year 1831 the traffic amounted to an average of about 300 passengers daily. The first locomotive made its appearance in England, and was introduced to New York in 1829. In 1830 PETER COOPER built the first locomotive for the Baltimore and Ohio Railroad, at which time there were not more than 23 miles of railway in actual use in the United States. In 1835 the number of miles had already increased to 1,098, and in 1840 there were 2,167 miles laid down. From that time up to 1870 the expansion of the railway system has been upon a scale beyond all precedent, and surpassing anything ever seen in the history of human progress. The following table gives an interesting exhibit of the increase during the last three decades, and shows the portions of country in which the movement has been most rapid:

	1841.	1851.	1861.	1870.
New England States.....	589	2,800	3,697	4,484
Middle States.....	1,837	3,795	6,986	10,991
Western States.....	196	1,846	11,320	28,760
Southern States.....	913	2,541	9,283	12,468
Pacific States.....	...	...	23	1,677
Total.....				58,880

Illinois, with her 4,823 miles of railway, stands at the head of the railway States. Next comes Pennsylvania, with her 4,755 miles; New York, with 3,928; Ohio, with 3,538; Indiana, with 3,177; Iowa, with 2,683, and Missouri, with 2,000 miles. In the year 1841 Illinois had only 21 miles of railway, and in 1860, 2,790 miles;

while, in 1841, Pennsylvania already had 754, and New York 358 miles.

In the year 1851 the total receipts of all rail-ways in the United States amounted to 39½ mil-lion dollars, to which Illinois, with her 361 miles, contributed only \$336,316; but in the year 1870 the yearly incomes from the railroads of Illinois alone was not less than \$43,500,000. The total receipts of all our railroads, at the present time, are estimated at \$450,000,000 yearly, which shows an increase of at least \$400,000,000 in 20 years. The greatest num-ber of new railroad enterprises are to be found in the great Northwest, while in New England the railway system seems to have become as stationary as her people.

In reply to many inquiries that have been made upon the subject, we would state that the large Texas grazing property which was de-scribed in our last number, although not thrown publicly upon the market, is, we have every reason to believe, open to purchase upon very advantageous terms.

MECHANICS' LIENS AGAINST BUILDINGS IN NEW YORK CITY.

August.	
18 AMITY ST., N. S. (No. 123). MICHAEL and David Roche agt. G. M. Mett-nacht.....	\$172 28
21 SAME PROPERTY. FRANK CLEMENS agt. same.....	174 90
19 BOND ST., N. S. (Nos. 1, 3, AND 5). John Farrell agt. Robbins & Apple-ton.....	2,181 75
19 AVENUE B, COR. SIXTH ST., Francis S. Haas agt. Maria Schneidt.....	350 00
22 ELEVENTH AV., EXTENDING FROM 34th to 35th st., whole block bound-ed by 34th and 35th sts., 11th av., and Hudson river. Patrick Colli-gan agt. The Manhattan Market Co. of N. Y. City.....	19 00
22 SAME PROPERTY. PHILIP REYNOLDS agt. same.....	32 81
22 SAME PROPERTY. JOHN MCGUIRE agt. same.....	59 00
22 SAME PROPERTY. THOMAS COGAN agt. same.....	26 50
22 SAME PROPERTY. PETER MAT-thews agt. same.....	50 00
22 SAME PROPERTY. WILLIAM ED-wards agt. same.....	18 00
18 FORTIETH ST., N. S. (No. 341 W.) Edward Burke agt. John Doe.....	90 00
19 FORTY-FIRST ST., N. S. (Nos. 247 and 249). John Farrell agt. — Ben-sem.....	710 00
19 FIFTY-SEVENTH ST., N. S. (No. 11 E.), 230 e. 5th av. Peter Felix agt. John A. Dake.....	134 61
19 FORTY-SECOND ST., N. S. (No. 625 W.) The Middlefield Fire and Building Stone Co. agt. Hector Courtois.....	245 00
21 FIFTY-SEVENTH ST., S. S., COM. 115 w. 1st av., running 75. Peck & Wandell agt. Congregation Adas Israel.....	31 92
21 FIRST AV., 5 HOUSES RUNNING S. 121st st., Christopher Clemens agt. C. S. Loper.....	220 00
23 FORTY-FIRST ST., N. S. (Nos. 247 and 249). Nesbit & Clegg agt. Abraham Beurimo (Trustee).....	400 00
23 FORTY-SEVENTH ST., S. S. (No. 136). James O'Brien agt. William Kin-nelly.....	122 35
22 HENRY AND MARKET STS., S. E. COR. (Nos. 66 & 68 Henry and 24 Mar-ket st. Joseph Taylor agt. Henry Lamcken.....	316 58
21 MADISON AV., E. S., 5 HOUSES RUN-ning N. 79th st. Edward Dwyer agt. Daniel Greene.....	30 50
21 SAME PROPERTY. ALFRED FEATHER-stone agt. same.....	1,450 00
21 SAME PROPERTY. JOHN CANTWELL agt. same.....	21 12
22 MARKET AND HENRY STS., S. E. COR. (No. 24 Market st. and 66 & 68 Henry st. Joseph Taylor agt. Henry Lamcken.....	316 50

18 NINTH ST., N. S. (No. 345½). JAMES H. Parker agt. Duffy and McKenna.....	186 04
21 NINTH AV., E. S. (No. 776). BET. 51ST and 52d sts. John Kehoe agt. — Scheiden.....	300 00
22 NINTH AV., E. S. (No. 778). MCKIN-ley and Smack agt. John Messer.....	555 00
22 SAME PROPERTY. — the same agt. the same.....	53 25
23 NINTH AV., E. S. (No. 776). THE same agt. T. Scheider.....	200 00
23 NINTH AV., E. S. (No. 776). COM. 25 s. 52d st. Philip Dugro agt. Theo-dore Scheideler.....	360 00
21 ONE HUNDRED AND SIXTY-FIFTH ST., S. S., 5 houses, com. about 100 e. 10th av. John Scallon agt. N. A. Lespinasse et al.....	381 25
18 SEVENTY-SIXTH ST., N. S., COM. ABOUT 155 e. 3d av., running 50, 3 houses. Allen and Stevens agt. E. Beadles-ton.....	367 70
19 SIXTH ST. AND AVENUE B, SOUTH cor. F. S. Haas agt. Maria Schneidt.....	350 00
21 SIXTH AV., W. S., RUNNING 100 S. 56th st. James Bird agt. James Pettretch.....	247 00
18 THIRTY-SEVENTH ST., S. S. (Nos. 144, 144, 146, 148, 150, and 152 E.). Thomas MacMahon agt. William Waters et al.....	21 00
18 SAME PROPERTY. THOMAS COULT-hard agt. same.....	24 50
19 THIRTIETH ST., S. S. (No. 238 W.). Alos Rogel agt. Mr. Kelly.....	22 50
22 THIRTY-FOURTH ST., N. S., EX-tending from 11th av. to Hudson River.....	
22 THIRTY-FIFTH ST., S. S., EXTENDING from 11th av. to Hudson River, whole block bounded by 34th and 35th sts., 11th av. and Hudson River.....	
Patrick Colligan agt. The Manhat-tan Market Co. of New York City.....	19 00
22 SAME PROPERTY. PHILIP REYNOLDS agt. same.....	32 81
22 SAME PROPERTY. JOHN MCGUIRE agt. same.....	59 00
22 SAME PROPERTY. THOMAS COGAN agt. same.....	26 50
22 SAME PROPERTY. PETER MATTHEWS agt. same.....	50 00
22 SAME PROPERTY. WM. EDWARDS agt. same.....	18 00
23 TENTH AV., W. S. (No. 447), between 34th and 35th sts. James V. Don-van & Bro. agt. John Cody.....	307 56
24 BOND ST., N. S. (No. 28). WALTER Jones agt. A. Fuller.....	5,135 49
24 SEVENTY-NINTH ST., N. S., COM. APT. 300 ft. e. 2d av., running 25. Edwd. Brown agt. Catherine Hart.....	125 00

MECHANICS' LIENS AGAINST BUILDINGS IN KINGS COUNTY.

August.	
17 PENN ST., N. S., 256.6 W. BEDFORD av., 120x100, 6 houses. M. Susmann agt. George V. and Mary A. Bry-ant.....	\$800 00
17 TWENTIETH ST., N. S., 125 E. 5TH AV., 40x—, 2 houses. John L. Lyon agt. H. Drummond and James Barry.....	1,360 64
21 SAME PROPERTY. S. SUTHERLAND agt. — Barry.....	145 00
21 SAME PROPERTY. QUINN & GILMAR-tin agt. James Barry.....	132 00
23 SIXTH ST., W. S., COR. NORTH 6TH st., thence w. 100. T. Haggerty and James Carr agt. J. Noonan and N. Bernstein.....	50 00
17 STOCKTON ST., N. S., 90 E. NOSTRAND av., 125x87.9, 7 houses. W. J. Bon-ness agt. J. Sheehan, Mary A. and R. Clafy, Sarah and J. Darby, and G. W. Mead.....	32 00
17 SAME PROPERTY. SAME AGT. SAME.....	61 00
22 MONTAUK AV., LIBERTY AV., MORSE av., and Atlantic av., 28 houses.. MORSE AV., E. S., BET. ATLANTIC and Liberty avs., 12 lots.....	
ATLANTIC AND FOUNTAIN AVS., S. e. cor., 101x100.....	
22 HENRY AV., W. S., AND SNEDEKER av., e. s. bet. Liberty av. and Ja-maica R. R., 5 houses.....	
PACIFIC ST., DEAN ST., SACKMAN st., and Stone av., 20 houses.....	
PACIFIC ST., SACKMAN ST., AND East New York av., 10 houses.....	
C. Halstead agt. F. B. Hill, T. T. Cortis, F. Cobb, and J. C. Smith.....	7,170 00

16 DEGRAW ST., N. S., 200 E. 5TH AV., 100x100. T. O'Rourke agt. James Duffy and W. W. Goodrich.....	265 00
18 LIBERTY AV., N. S., 25 E. NEW JER-sey av., 75x100. C. Cimetiere agt. A. Freville and B. Goodman.....	150 00
18 SAME PROPERTY. A. FREVILLE AGT. B. Goodman.....	230 67
18 NEW JERSEY AV., E. S., 75 N. LIBER-ty av., 25x100. Same agt. same as next above.....	67 20
17 HALSEY ST., S. S., 200 E. THROOP av., 200x100. F. S. Conklin agt. G. H. Chamberlain & R. K. Hardy.....	1,500 00
22 THIRD ST., E. S., 90 N. 9TH ST., 25x 100. W. E. Chapman agt. G. Shing-le and Jos. Nuslie and John Ho-enig.....	10 40
23 JEFFERSON ST., E. S., 156 N. E. EVER-green av., 25x100. W. E. Chap-man agt. E. and Catharine Leach.....	272 39
19 MACON ST., S. S., 125 W. TOMPKINS av., 200x100, Nos. 154, 156, 158, 160, 162, 164, 166, 168, 170, and 172. J. S. Bowen & Co. agt. W. H. Seely, E. Dunn, and E. H. Nichols.....	2,700 00
19 SAME PROPERTY. J. S. BOWEN AND J. A. Russell agt. same as above.....	1,400 00
21 KENT AV., E. S., 80 N. PARK AV., 20x 100. W. J. Hosford agt. W. H. White and C. M. and Emma Platt.....	170 00
18 NORTH 2D ST. (No. 282). A. GROSSE and P. Hartmann agt. S. Roehner.....	406 00
16 FORTY-FOURTH ST., N. S., ABOUT 150 w. 3d av., 200x100.2. J. Gough agt. S. and Mary A. Sutherland.....	135 70
22 TOMPKINS AV., E. S., BET. MACON and McDonough sts., 9 houses, 100 deep. W. Dryden agt. W. N. Hall and John Smith.....	700 00

NEW YORK JUDGMENTS.

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

August.	
17 Anderson, Solomon—W. H. Ball....	\$77 70
18 Adams, Gale W.—S. J. Chesbrough....	100 31
18 Anderson, David—Max Berger.....	560 22
19 Appel, Herman—Alexr. Bernstein....	338 21
19 Anson, Rufus—Henry Blunt.....	329 56
19 Avery, William L. } Charles Emery.....	9,685 69
Avery, Perez J. } the same.....	5,201 68
19 the same—the same.....	6,256 62
19 the same—the same.....	1,899 79
22 Adler, David—David Waixel.....	487 21
22 Acker, Jacob—Hanover Nat'l Bank....	980 64
17 Behr, Ernest—Andrew Campbell.....	178 87
18 Bingham, L. G.—R. K. Schuyler.....	394 63
18 Broome, James E.—R. S. Stoughton....	71 07
18 Boese, A.—Mark Truss.....	44 75
18 Binder, Mary—L. S. Bowman.....	10 50
18 Burke, John (plff.)—Mary Cooley.....	128 05
19 Boyle, John P.—Oswald Jackson.....	236 30
19 Bell, William H.—P. T. Speer.....	75 50
19 Bannon, P.—E. H. Fosdick.....	1,819 17
21 Bowry, Georgianna—Simon Herman....	157 19
21 Bohme, D.—Theresa Erdmann.....	80 52
21 Burrell, Harry, Jr.—D. D. Pickett....	109 79
22 Beakley, George—Henry Gleinstein....	81 35
22 Bertine, —Michael Lippmann.....	260 50
22 Boyd, David R.—D. D. Elston.....	78 26
23 Blair, David, Jr.—G. W. Hall.....	299 93
18 Case, Rufus D.—J. S. Christie.....	9,685 69
19 Conant, J. Edwin—Charles Emery....	5,201 68
19 the same—the same.....	6,056 62
19 the same—the same.....	317 47
21 Casey, John H.—Burrows, Cure.....	1,819 17
21 Collins, Martha I.—Simon Herman....	331 78
21 Coats, Byron S.—Amelia P. Ketch-um.....	477 40
21 Carroll, John V.—J. E. Armstrong....	1,143 85
23 Colegrove, Allen M.—E. P. Shotwell....	212 04
23 Cypher, D. C.—E. P. Dickie.....	
17 Dempwolff, Hermann G.—Andrew Campbell.....	980 64
19 Dannenbaum, Moses—Israel Stein....	961 96
19 Dorr, Cornelius—Peter Heraghty....	174 01
19 the same—the same.....	169 86
19 the same—the same.....	349 88
19 the same—the same.....	412 07
19 Doty, Ambrose O.—S. H. Newhouse....	142 45
19 Davis, Lewis H.—Security Ins. Co.....	728 96
21 Dannebaum, Moses—Samuel Stein-weg.....	592 11
21 Dowling, Daniel—T. W. Myers.....	298 23
22 Diviny, Mrs.—W. J. Hughes.....	235 55
22 Doab, Philip—Ernest Ohl.....	186 12
23 Doe, John—C. S. Tutthill.....	158 21
23 Dawson, T. W.—Adolph Riegelman....	122 61
18 Earle, Abraham L. } Washington Ice Co.....	1,987 45
Earle, Samuel S. }	

18 Eilert, Christopher—M. M. Decker..	61 40
19 Euker, Christian—T. J. Washburn..	66 75
17 Fuller, Horace A.—George Grullling.	37 78
18 Foss, Julius—M. K. Burke.....	359 33
18 Fox, Nicholas—W. R. Foster.....	1,585 20
21 Forrester, James—J. H. Ash.....	382 51
21 Foise, Levi—Simon Guiterman.....	598 02
23 Flanagan, Jane—Bridget O'Neil.....	300 94
19 Geoghegan, James—T. T. Read.....	208 34
22 Greinnan, Philip	
22 Goodwin, Landon R. — Catharine Thompson.....	588 18
22 Groll, C. { W. J. Hughes.....	235 55
22 Gill, Mrs.	
23 Gallagher, R. H.—Bradish Johnson..	299 14
23 Gaynor, C. A. (Exrx.) { Robert Gaynor, Edward F. (Exr.) { Gillen.....	125 00
17 Hamonn, Edward—David Ulman.....	709 61
17 Hawkins, George H.—Carrie Herrmann (Assge).....	221 54
18 Hobday, W. J.—Alfred Tostevin.....	106 00
18 Horn, Adam—Jesse Billings.....	123 69
18 Houghton, James—Simon Steineich	522 21
18 Hamann, Edward—Muir Kalmers.....	212 78
18 Howard, Charlotte F.—Max Borger.	560 22
19 Hall, William W.—W. R. Beebe.....	119 20
19 Hannaford, Fred'k A.—S. H. Hurd.	92 26
19 Hamlin, Julia Z.—Eliza J. Bradley..	92 20
23 Hackett, Michael—Stephen Walsh....	340 04
23 Hackett, Bridget—Stephen Walsh....	183 98
23 Housen, Samuel—S. A. Porter.....	40 50
21 Jenkins, Henry T.—W. P. Roberson..	1,539 01
17 Jones, Walter—Wm. Menzies et al....	1,081 30
18 Johnston, A. C.—Moses Frankenheimer.....	272 36
18 Jones, Walter—W. M. Gambling.....	1,024 25
22 Johnson, Horace—E. P. Shotwell....	1,143 85
22 Jutte, Henry—W. J. Hughes.....	1,000 00
22 the same—the same.....	235 55
22 Jennys, John L. R. (Impl.)—Silas Mason.....	846 36
22 the same—the same.....	455 58
22 Johnson, — Catharine Thomson.....	588 18
23 Jones, Thomas Floyd—B'klyn Bank.	2,605 47
18 Kiernan, James—A. C. Seales.....	37 75
19 Klippstein, George—Christian Krech	460 44
19 Kimball, Hannibal I.—Chas. Emery..	9,685 69
19 the same—the same.....	5,201 68
19 the same—the same.....	6,656 62
22 Kennedy, John C.—John Slattery....	414 64
23 Kind, Robert—Jacob Peters.....	78 00
19 Lambert, Edward—C. F. Chickering	482 00
19 Lord, Jordan D.—W. A. Wildey et al.	467 33
19 Lambert, Edward—C. F. Chickering et al.....	241 53
21 Lewers, Samuel—Edwin Alsop.....	315 07
21 Livingston, Rachel A.—E. D. Bassford.....	368 39
21 Leviberg, Jacob—Simon Guiterman..	598 02
22 Lanzarotti, M.—M. Lippmann.....	81 35
22 Latton, Mrs.—W. J. Hughes.....	285 55
23 Lutz, Mary—Francis Hunt.....	75 34
17 Mitchell, Charles W.—Edmund Titus	196 73
17 Moulton, Charles A.—P. J. Cullinan	143 59
18 Matthewson, R.—Wm. E. Peet.....	2,843 73
18 Mallory, David J.—J. M. Bruce.....	75 97
18 Murray, Robert—Barton & Allen....	3,316 15
18 Mullen, Patrick—L. & C. Wise.....	29 00
18 Mandeville, John I.—E. P. Dickie..	150 78
19 More, David L.—J. W. Gillies.....	2,248 25
19 Miles, Purches—M. J. Merchant.....	61 82
19 Mason, James—C. F. & G. H. Chickering.....	482 00
19 Morrow, James H.—D. M. Ferguson.	80 59
19 Meyersberg, Adolph { Edward Dith Meyersberg, Louis { ridge.....	202 13
21 Metzler, Frank—Abraham Heller....	104 03
21 Moore, George—C. H. Lilienthal.....	157 56
22 Moon, Mrs. { W. J. Hughes.....	235 55
22 Mahan, Mrs.	
21 McHugh, M. J. Jr.—Silas Mason.....	184 77
22 McNulty, Richard—Dep't Buildings.	53 56
22 McPhillips, Mary—W. J. Hughes.....	235 55
19 Northrop, L. M.—Mary Fonda.....	235 92
22 Nichols, Harriet W. { John Towns-Nichols, Moses { hend.....	576 20
17 Oppenheimer, Caroline — Solomon Marx.....	728 02
17 Poillon, Henry—James D. Farnum....	354 96
17 Purdy, B. B. (Impl.)—Levi Hart.....	213 33
21 Penman, Robert H.—J. H. Ash.....	382 51
17 Ryan, Thomas—Herman Bernheimer..	1,099 64
17 Rosenberg, Herman—David Ulman.....	799 69
17 Rosey, Louis H.—J. G. Tournade. { gold, 353 88	
17 the same—L. E. Amstink.....	10 44
18 Roberts, John J.—E. P. Dickie.....	823 83
18 Rosenberg, Herman—Muir Kalmus....	150 78
21 Rosenberg, R.—John Hennessey.....	212 78
21 Rosenberg, R.—John Hennessey.....	87 50
22 Roberts, Mrs.—W. J. Hughes.....	235 55
22 Riestler, Constantine—James O'Brien	67 60
17 Schwartz, Moses H.—George Bliss....	3,093 65
17 Shauette, Edward—F. L. Purroy.....	293 57
17 Schmitt, F. J.—Jesse Billings.....	123 69
18 Stoddard, John V.—Cornelius Dorr..	104 81

18 Sulzbacher, Murwin—Geo. Carpenter	218 50
18 Snedeker, Livingston—Boston and New York Slate and Tile Co.....	666 33
19 Salmonson, Frederick W. — Jacob Weidenfeld.....	273 21
19 Schott, Gottlieb { Nolen & Steers....	157 72
19 Schott, Marie {	
21 Schliephake, Rudolph — John Hennessey.....	87 50
22 Schaaft, George P. — G. Boehm.....	71 25
22 Sloane, Thomas D.—T. L. Ball.....	21 91
22 the same—H. O. Libby.....	18 50
22 Schloss, W.—C. J. Frank.....	73 00
18 Smith, William—J. G. Gottsberger..	114 35
17 Tindall, John M.—W. A. Ransom....	858 41
18 Thornton, Thomas—Max Borger.....	2,470 79
17 The Knickerbocker Life Ins. Co.—Katherine Becker.....	392 07
17 the same—John M. Becker.....	428 77
19 Bell & Heath Mountain Coal Manufacturing Co.—Luther Redfield..	44,809 05
19 the same—Edwards Hall.....	2,419 95
19 the same—C. M. Peck.....	4,749 50
19 the same—W. S. Dunham.....	6,486 74
19 The Florence Sewing Machine Co.—Geo. S. Heyden	140 38
21 The N. J. R. R. and Sarah M. Lis-Transportation Co. { comb.....	3,911 00
17 Vaill, T. P.—W. P. Roberson.....	1,539 01
17 Wheeler, Wesley J.—H. F. Hatch....	88 62
18 Warner, William—J. W. Benedict....	224 04
19 Wilson, J. G.—Erastus Hemingway..	211 17
19 Wadleigh, J. C.—John F. Walter.....	95 77
20 Wild, Alfred—Charles Emery.....	9,685 69
19 the same—the same.....	5,201 68
19 the same—the same.....	6,656 62
21 Wagner, P. H.—J. E. Redman.....	125 19
22 Wichser, Fred.—Burton Mansfield....	82 79

KINGS COUNTY JUDGMENTS.

August.	
21 Anson, Rufus—H. Blunt.....	\$329 56
16 Bondy, Anna—E. E. Hoyt.....	223 95
17 Bradstreet, Wm.—C. Boese.....	36 45
18 Beardsley, Alfred—J. M. Borden....	351 66
19 Baumgart, Herman—C. Kiehl.....	444 05
19 Barthel, Rwd.—J. Geisler.....	169 22
20 Brown, Geo. W.—J. Tubbs.....	496 08
21 Brown, F. H.—W. Pattison.....	224 38
22 Branniff, W. V.—J. E. Egbert.....	397 90
20 Bourny, Georgiana—S. Hermann.....	1,819 17
22 Bertine, { M. Lippmann.....	81 35
22 Lanziroth, M. {	
22 Bushe, N. J. { P. Fogan.....	547 72
22 Bushe, Mary M. {	
17 Codling, R. R.—J. H. V. Arnold....	116 75
21 Cambreleng, Steph.—L. B. Lynch....	531 65
22 Carroll, John V.—J. B. Egbert.....	397 90
22 Collins, Martha—J. S. Hermann.....	1,819 17
22 Coates, Sam'l P.—J. McKinney.....	73 47
19 Dauch, Andrew—J. Geisler.....	169 22
22 Dusenberry, Geo. M. { J. H. Mulford.....	526 15
22 Doe, Jno. {	
18 Edgett, Rufus—L. Weber.....	163 22
18 Engleman, Wm.—J. Bacharach.....	86 85
19 Edwards, Chas. P.—J. Tubbs.....	496 08
19 Fent, Chas.—F. Krigeldorf.....	76 67
21 Forrester, James—J. H. Ash.....	382 51
22 Fox, Nicholas—W. R. Foster.....	1,585 20
16 Gove, W. S.—R. A. Ridley.....	94 44
18 Gaudette, Edw. { C. Goldmann, Jr..	1,060 01
18 Grenelle, W. H. {	
19 Gardiner, Samuel—F. C. Clark.....	1,135 19
21 Gregory, John—P. Williams.....	480 59
18 Hegeman, John—W. J. Paye.....	39 94
18 Hall, Jas. F.—C. Golderman, Jr.....	1,060 01
19 Holz, John—C. Kiehl.....	444 05
19 Hellmann, William—A. Bucher.....	36 84
19 Holzgang, John—H. Schubach.....	21 75
21 Hall, Wm. N.—W. B. Walters.....	186 00
21 Hobday, W. J.—A. Tostevin.....	106 00
21 Hellemann, Wm.—A. Schaaft.....	134 40
22 Hall, Wm. N.—J. McKinney.....	73 47
16 Jones, Thomas F.—Brooklyn Bank..	2,605 47
16 Jennys, J. L. R.—Marianne Jennys..	5,485 04
16 Knox, J. W.—W. S. Brown.....	293 33
17 Kearney, Patrick—J. Quin.....	69 06
19 Kram, Ephraim—U. Ellis.....	96 52
19 Kuhn, Martin—C. Kiehl.....	444 05
17 Latham, C. W.—E. C. Atwood.....	486 99
17 Ludwig, E. F.—C. Golderman, Jr....	1,060 01
22 Longhran, Wm.—W. Johnson.....	225 41
22 Leslie, Wm.—C. Ryle.....	90 73
22 Lauzirotti, M.—M. Lippmann.....	81 35
16 Mann, Julius—D. Foster.....	137 13
17 Michaels, D.—A. Hopkins.....	151 99
18 Moore, Della—G. A. Baker.....	142 06
18 Merrell, Cyrus—C. Burchard.....	363 54
18 Magoun, S. L.—C. Golderman, Jr....	1,060 01
21 Moore, Hy. A.—W. Greene.....	130 54
21 Mullen, Patk.—L. Wise.....	29 00
21 O'Brien, Arthur—W. Greene.....	130 54

18 Plunkett, Thos.—W. E. Chapman.....	118 04
21 Penman, R. H.—J. H. Ash.....	382 51
18 Rudolph, Henry—H. M. Conklin....	127 39
22 Roe, Richard, { J. H. Mulford.....	526 15
22 G. M. Dusenberry & Co. {	
22 Rasskoff, Fredk.—T. Lyman.....	48 87
16 Steinhart, Otto—D. Foster.....	137 13
19 Scranton, Albert G.—A. V. Blake....	286 40
19 Siegal, Chas.—P. Delap.....	67 25
21 Stoll, Fredk.—H. W. Sage.....	260 40
22 Spies, Anton G.—W. Tucker.....	145 54
22 Sidney, Ross O.—H. P. Crozier.....	118 69
18 Tayleure, C. W.—G. K. Sistare, Jr..	97 25
18 Telegraphic Supply Co.—C. Golderman, Jr.....	1,060 01
19 Thompson, Catharine—W. H. Weddle	122 99
21 The New Jersey Railroad and Transfer Co.—Sarah M. Liscomb.....	3,911 00
22 The Isld Oil Co. Brooklyn.—W. H. Brown.....	421 26
23 Tripp, John—J. Macker.....	35 23
16 Waggoner, S.—Pauline Aaron.....	30 12
17 Wood, John C.—C. Boese.....	36 45
17 Wood, Smith—B. Harrison.....	2,642 55
18 Willis, B. F.—J. W. Wright.....	77 35
22 Werner, Adam—Catharine Lett.....	142 13
23 Ward, Joseph G.—L. Myers.....	358 21

OFFICIAL RECORD OF CONVEYANCES—NEW YORK COUNTY.

August 15, 16, 17, 18, 19, 21.	
ACADEMY st., w. s., 100 n. Sherman av., 100x100. James J. Chittick to Harriet A. Chittick. August 17.....	1,200
ACADEMY st., n. e. cor. Cooper st., 100x100.....	
SEAMAN av., s. s., 100 e. Academy st., 100x100 Isaac Dyckman's Executors to Benjamin H. Hutton. August 19.....	6,300
ALLEN st., e. s., 124.6 n. Broome st., 24.9x87.6. Amalia and Samuel Schuster to Philip Lang. August 15.....	24,000
BOULEVARD, e. s., 112.10x s. 70th st., 61.6x144x 71.5x117.10. Charles C. Jones, Jr. et al. (Trustee), of Brooklyn, to Samuel Schiffer. August 17.....	40,000
BOULEVARD, n. w. cor. 84th st., 102.2x160.5.....	
BOULEVARD, s. w. cor. 85th st., 102.5x180.10.....	
Reuben H. Cudlipp to John Adriance. August 21.....	140,000
BOULEVARD, s. w. cor. 86th st., 205.1x185.1x 204.4x199.6.....	
11TH av., n. e. cor. 85th st., 27.2x100.....	
Thomas A. Davies to Andrews Soher. August 15.....	146,000
BOULEVARD, s. w. cor. 88th st., 100.8x325. Executors of Abner L. Ely to William H. McCormack. August 15.....	90,000
BROOME st., n. s., 50 w. Willett st., 25x87. Isaac Schweizer to John H. Kehlenbeck. August 21.....	11,000
CROSBY st., e. s., 64.10 n. Houston st., 25x101.11 x25x104. Wm. and Bessie Spencer (Infants) to Ann E. Coe, of Brooklyn. (Share.) August 18.....	500
HUDSON st., Nos. 173, 175, 177, & 179, and 29 Vestry st., 79x100.....	
HUDSON st., w. s., 50 n. Laight st., 46x100.....	
Orange Co. Milk Association to George Brundage. (31 Dec., 1870.) August 17.....	nem.
MANHATTAN st., s. s. (originally laid out), 116 n. w. 128th st., 116x147.10x67.6. (Land taken for "Drive" and widening Manhattan st. excepted from above.) George H. Peck to Orlando B. Potter. August 21.....	8,250
WATER st., n. s. (No. 614), 26.2x64.5x26.3x65.6.....	
WATER st., n. s. (No. 616), 26.6x65.11x19.10x65. Philip Lang to Amalia Schuster. August 15.....	35,500
KINGSBRIDGE road, w. s., intersection of Chittenden and Tweed's lands, 203x291x194x300, 16 lots known on map of property on Washington Heights belonging to estate of Lucius Chittenden (deed 28 Nov., 1870), Nos. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42. William Burnard, of Brooklyn, to Joseph W. Clowes. August 17.....	41,000
16TH st., s. s., 238 w. Av. C, 100x103.3. John Hearn to Charles A. Buddensiek. August 15.....	22,000
18TH st., n. s., 140 w. Av. A, 25x92. Franz Keilbach to Catharine Vonder Wulbeke. August 16.....	19,000
19TH st., n. s., bet. 8th & 9th avs. (Part of Lot No. 30 on C. C. Moore's map), 16.8x91.11.....	
19TH st., n. s., bet. 8th & 9th avs. (Parts of Lots Nos. 31 on C. C. Moore's map), 16.8x91.11.....	
19TH st., n. s., bet. 8th & 9th avs. (Parts of Lots Nos. 30 and 31 on C. C. Moore's map), 16.8x91.11.....	
11. Maria T. B. Moore to John P. Hunt. Aug. 18.....	9,600

20TH st., n. s., 310 e. 2d av., 20x92. Abby Nicholson to John A. Siebert. Aug. 15.....13,350
 23d st., No. 331 West, 19.4x142.4. John C. Sares to James Fisk, Jr. Aug. 16.....28,000
 29TH st., s. s., 155 e. 8th av., 25x40x25x37.5. Margaret Smith to Alfred S. Spaulding. Aug. 16.....7,000
 31st st., No. 333 East, 20x98.9. Esther Shepard and Jacob Shepard to John Sinnott.....8,750
 33d st., s. s., 250 e. 2d av., 50x98.9 (1/2 part) Caroline G. and George W. Barnum, of Monticello, N. Y., to Joseph W. Clowes. Aug. 17.....12,500
 33d st., s. s., 250 e. 2d av., 50x98.9. Joseph W. Clowes to William Burnard, of Brooklyn, N. Y. Aug. 17.....33,000
 36TH st., s. s., 425 e. 11th av., 25x98.9. Patrick Monaghan to Andrew Ward. (Subj. to encumbrances thereon.) Aug. 17.....1,000
 38TH st., n. s., 127 w. 7th av., 20x98.9. (1-11 part.) Louis de V. Wilder to John T. Mackenzie. Aug. 19.....800
 42d and 43d sts., 100 s. 43d st., and 150 w. 3d av., 50x84.2x57.5x53.7. Edward Kilpatrick to William R. Fosdick, of Stamford, Conn. Aug. 17.....9,000
 42d st., n. s., 125 w. 3d av., 28x31.9x25x47.....25x25
 42d and 43d sts., centre of block, 150 w. 3d av., 25x25
 Michael O'Brien to William R. Fosdick, of Stamford, Conn. Aug. 17.....9,000
 44TH st., n. s., 375 w. 10th av., 25x100.5. Stephen Schreck to Dorothea wife of Frederick Cramer. Aug. 21.....3,800
 48TH st., n. s., 60 e. 6th av., 19.11x100. Francis T. Luqueer to John I. Holly. Aug. 16.....32,000
 50TH st., n. s., 225 e. 7th av., 25x—x25.2x— Geo. Law and wife, and William H. Hays to Broadway and 7th av. Railroad Co. Aug. 16.....8,000
 51st st., n. s., 112.9 e. 1st av., 18.9x100.5. John J. Brown to Daniel McKenzie and George W. Ridgely. Aug. 15.....18,000
 52d st., s. s., 240 e. 6th av., 20x100.5. Stephen W. Jessup to James W. Beekman. Aug. 15.....30,000
 56TH st., s. s., 175 w. 2d av., 25x100.5. Eugene Thorn to John Lenihan. Aug. 15.....2,500
 57TH st., s. s., 95 w. 1st av., 20x77.8. Catharine Sturgis to Wm. P. and Ambrose M. Parsons. Aug. 15.....5,000
 60TH st., s. s., from Madison to 4th avs., whole block x100.5. Fernando Wood to Peter P. Decker, of Morrisania. Aug. 21.....250,000
 62d st., n. s., 475 w. 9th av., 125x100.5.....62d st., n. s., 100 w. 9th av., 125x100.5.....Noah Coe to F. A. Coe, of Yonkers. (31st Dec. 1867.) Aug. 18.....15,200
 62d st., n. s., 200 e. 10th av., 125x100.5.....62d st., n. s., 100 w. 9th av., 125x100.5.....Richard Vose to Ann E. Coe (Exrx.), of Brooklyn. (Share in above property.) Aug. 18.....1,500
 63d st., s. s., 225 e. 10th av., 425x100.5.....62d st., n. s., 250 e. 10th av., 500x100.5.....63d st., s. e. cor. 10th av., 100x100.5.....Wm. and Bessie Spencer (Infants) to Richard Vose. (Share in above property.) Aug. 18.....4,650
 72d st., s. s., 200 w. 9th av., 100x102.2. (1-6 part.) Jacob Becker to Francis Becker. Aug. 17.....10,000
 73d st., n. s., 651 w. 3d av., 17.3x102.2. Mortimer Hendricks to Lucien G. Florance. Aug. 19.....16,500
 76TH st., n. s., 45 e. Madison av., 50x102.2.....77TH st., s. s., 45 e. Madison av., 50x102.2.....James Jacks and Edward Kilpatrick and wife to Lewis J. Phillips. Aug. 15.....51,000
 77TH st., n. s., 70 w. Madison av., 100x102.2. Griffith Rowe to Edward J. Jaques. Aug. 18.....62,000
 78TH st., s. s., 87 e. 3d av., 18x102.2. Wm. P. Parsons to Henry L. Hoguet. Aug. 17.....11,000
 81st st., n. s., 80 w. 2d av., 20x102.2. Peter Johnston to Denis Flanigan. Aug. 17.....10,000
 84TH st., n. s., 184.5 1/2 e. 4th av., 51.1x102.2 (2 lots, leasehold 1000 years) Andrew J. Smith (Ref.) to Joshua Kirk and Sam'l T. Valentine. Aug. 18.....4,400
 93d st., n. s., 102.2 e. 5th av., 76.6x100.8 1/2.....93d st., n. s., 255.2 e. 5th av., 51x100.8 1/2.....94TH st., s. s., 255.2 e. 5th av., 76.6x100.8 1/2.....John H. Browning to Albert G. Thorp, Jr. Aug. 18.....76,000
 107TH st., n. s., 225 e. 10th av., 25x100.11. Geo. E. Horne, of Hudson City, N. J., to Cornelius D. Myers. Aug. 17.....4,000
 113TH st., n. s., 310 e. 4th av., 20x100.11. Mary Hoffman to Elizabeth L. Dreyer wife of John H. Dreyer. Aug. 21.....6,700
 113TH st., s. s., 300 e. 5th av., 25x100.11. (Irreg.) Frederick S. Stallknecht to David Russell. Aug. 15.....3,750
 114TH st., s. s., 275 e. 2d av., 25x100.10. Cornelia Hart to James Calders. Aug. 21.....2,350
 116TH st., s. s., 72.6 e. 1st av., 22.6x75.10. Susan A. Nickerson and Lorenzo Nickerson to Patrick Farley. Aug. 15.....2,85

118TH st., n. s., 375.4 e. Av. A, 20.5 1/2x100.11. John Gallagher to Seth W. Valentine. Aug. 15.....7,500
 119TH st., n. s., 138 e. Av. A, 20x100.10. Stephen A. Spencer to Otis T. Hall.....3,000
 119TH st., n. s., 158 e. Av. A, 19.6x100.10. Albert H. Randall to Otis T. Hall.....3,700
 121st st., s. s., 100 w. 10th av., 100x100.11. Abiatha B. Millard to Lewis J. Phillips. Aug.....9,500
 124TH st., n. s., 150 w. 1st av., 25x100.11. Benj. O. Storms and Lewis Hopner and wife to Joseph O'Connor. Aug. 15.....3,600
 125TH st., n. s., 275 e. 8th av., 75x99.11.....126TH st., s. s., 275 e. 8th av., 75x99.11.....Jas. S. Lounsbury to Alexr. Reed and Wheeler Powell. Aug. 15.....36,500
 127TH st., s. s., 266.3 e. 6th av., 18.9x99.11. Henry Sheldon. (Ref.) to Amos B. Chase. Aug. 19.....6,500
 130TH st., n. s., 475 e. 6th av., 20x99.11. Olive and Narcisse Lauzin to Frederic R. Condert, of S. Orange, N. J. Aug. 17.....16,000
 133d st., n. s., 225 e. 8th av., 100x99.11. Frederick Smyth and Anna A. to Wm. Riesz, Matthew Gillig, and Patrick H. Grady. Aug. 15.....12,000
 143d st., n. s., 200 e. 8th av., 25x99.11. Moses M. Laird to Benoni H. Howell and Wm. Hurst. Aug. 21.....7,500
 LEXINGTON av., w. s., 80.5 s. 52d st., 20x90. Moses Sour to Theodore Martine. Aug. 15.....21,500
 LEXINGTON av., s. w. cor. 80th st., 19.2x102.2. Thomas McGuinness to Orlando S. Williams, Jr., Jas. W. Britt, and Henry L. Bulkley. Aug.....20,000
 1st av., n. e. cor. 24th st., 24.9x100. Mary, John F. C. C., J. P., and M. E. Murray to Leopold Bohm. Aug. 18.....13,000
 1st av., n. e. cor. 29th st., 24.8x75. Joseph L. T. and Geo. H. Smith to Christian H. Sonnen-schmidt. Aug. 18.....24,000
 1st av., s. e. cor. 49th st., 50.5x100. Thomas McManus and Thos. J. Murphy to Matilda wife of Zigle Epstein. Aug. 21.....47,000
 1st av. (No. 948), e. s., 22 n. 52d st., 25x60. Amalia and Samuel Schuster to Philipp Lang. Aug. 15.....32,000
 1st av., e. s., 20.5 n. 53d st., 40x67. John B. H. Wenning to Bernard G. Wenning. (1/2 part.) Aug. 17.....nom.
 1st av., n. e. cor. 53d st., 20.5x67.....53d st., n. s., 67 e. 1st av., 27x60.5.....Bernard G. Wenning to John B. H. Wenning. (1/2 part.) Aug. 17.....3,700
 1st av., e. s., 60.11 s. 107th st., 20x93. Stephen Schreck to Marcus Sackett, of Brooklyn. Aug. 18.....900
 1st av., e. s., 60.11 s. 107th st., 20x93. Marcus Sackett to Elizabeth and Stephen Schreck. Aug. 18.....900
 2d av., n. w. s., 77.6 n. 13th st., 25.9x112.6. M. T. Brennan (Sheriff) to Henry Maurer. Aug. 21.....25,250
 2d av., e. s., 73.5 n. 44th st., 18x70. Peter Jackson and John H. Steinmetz to Henry L. Volkening.....17,000
 2d av., w. s., 51.1 n. 82d st., 25.6x75. Denis Flanigan to Peter Johnston. Aug. 17.....10,000
 5TH av., n. e. cor. 61st st., 29.10x100.....5TH av., e. s., 29.10 n. 61st st., 25x100.....61st st., n. s., 100 e. 5th av., 50x100.5.....Catherine H. Anthony to Wm. Hall. Aug. 21.....185,000
 7TH av., w. s., 23 n. 18th st., 23x60. Daniel Heer to Nicholas Renner.....20,000
 CONVEYS land and water right between high-water mark and exterior bulkhead line and centre lines of 64th and 65th sts. Mayor, Aldermen, &c., of the City of New York to Joseph W. Duryee. 10,041.66

KINGS COUNTY CONVEYANCES.

August 16th.

BROADWAY, n. s., 25 w. Smith av., 25x100. B. Brady to Margaret A. Wortman.....1,900
 BROADWAY and Smith av., n. w. cor., 25x100. B. Brady to Samuel Wortman.....600
 BROADWAY, n. e. s., 25 s. e. Kossuth st., 50x100. J. De Bevoise to Henry Starke.....6,000
 BAY st., s. s., 175 w. Columbia st., 150x200x100x100x50x100. R. A. Drury to Martha J. Drury, of Tazewell Co., Ill. (B. & S.).....nom.
 CAMBRIDGE st., e. s., 140 s. Greene av., 20x100. M. Rushman to Wm. B. Davenport.....14,000
 DEVOR st., n. s., 75 w. Dutch Refd. Burial Ground, 25x100. Mary L. wife of W. H. Pink to Charles Albright.....4,500
 ELLIOTT place, w. s., 441.8 s. Hanson place, 20. 10x100. (Error in deed.) Mary wife of Robt. McPeeters to Benj. Linikin.....8,000
 IVY st., s. e. s., 220 n. e. Evergreen av., 100x100. E. E. Bunce to Adrian M. Suydam.....1,500

NEVINS and State sts., s. w. cor., 78x28. (1/2 part.) A. Bandman to Moritz Leipziger.....6,000
 PACIFIC st., n. s., 340 e. New York av., 120x100. H. M. Burtis to Merwin Rushmore.....13,000
 PROSPECT st., w. s., 450 s. Vernon av., 25x175. J. H. McKinney to James Marrell.....375
 SACKMAN st., w. s., 98 s. Herkimer st., 25x110. G. P. Bloomer to Dav. S. Veitch.....5,500
 WARREN st., n. s., 370 e. Vanderbilt av., 106.8x131x33.7x149.6. W. H. Inman to John D. Hall.....10,000
 BLAKE av., n. s., 46 e. Madison st., 22x73. W. E. Fischer to Geo. Nelson.....exch.
 GREENE av., s. s., 145 e. Classon av., 20x100, h. & l. B. Linikin to Mary McPeeters.....13,000
 LEWIS av. and Decatur st., n. e. cor., 40x90x60x100x100x90. Emma M. Setzer to Thos. D. & J. W. Jones.....7,000
 ROAD to Canarsie, e. s., part Remsen woodland, 2 acres. J. P. Drake to Chris. Hohn.....2,400
 2d av. and 41st st., westerly cor., 100.2x100. J. Connor to James Madigan, of New York.....1,600

August 17th.

BERGEN st. and Buffalo av., s. w. cor., 216x177.5 101x127.9. F. A. Biggs to Ellen Whitehall.....3,500
 BAINBRIDGE st., n. s., 300 w. Patchen av., 100x200.....BAINBRIDGE st., s. s., 200 w. Patchen av., 100x58.8x—x63.4.....G. A. Choate to Henry A. Tufts, of New York (1869.).....8,625
 CENTRE st., w. s., 525 s. Sackett st., 50x100. C. S. Brown to Wm. B. and Thos. Smith.....1,750
 CENTRE st., e. s., 800 s. Sackett st., 50x100. C. S. Brown to Timothy Buckley, of New York.....1,400
 CARROLL st., e. s., 125 s. Franklin av., 100x100. CARROLL st., w. s., 125 s. Franklin av., 100x100. W. E. Robinson to Wm. Dodworth.....6,100
 CUMBERLAND st., w. s., 421.10 s. Fulton av., 25x100. Zervia wife of H. Crane to Malvina L. wife of Saml. Johnson, of Milton, Ulster Co., N. Y. (B. & S.).....275
 DIAMOND st., s. s., 1640 e. Bedford pl., 50x190. S. Dean to Thomas Jones.....1,800
 DEGRAW st., n. s., 125 w. Court st., 21.6x68.6. J. W. Stoops to Rosalie J. wife of Chas. Hammann.....8,000
 HERKIMER st. and Troy av., s. w. cor., 20x100, h. & l. T. Bradford to James A. Fisher. (C.).....4,000
 HANCOCK st., s. s., 100 w. Howard av., 275x100. BAINBRIDGE st., s. s., 200 w. Patchen av., 100x58.8x—x63.4.....H. A. Tufts to Amelia E. Burns.....11,175
 JOHNSON st., n. s., 175 w. Leonard st., 25x100. Margaret Stoecker to Mathias J. Petry.....3,500
 SAME property. M. J. Petry to Frederick Stoecker.....3,500
 LYNCH st., s. s., 425 e. Marcy av., 100x200. B. Johnson to Joseph P. Tully. (1866.).....4,000
 SAME property. J. P. Tully to Henry Long. (1871.).....8,000
 MARSHALL st., n. s., 50 w. Leonard st., 25x100. h. & l. G. Freelich to George Horn, of New York.....14,500
 PROSPECT st. and Green lane, s. w. cor., 25x72.6, h. & l. Georgiana wife of R. B. Leech to Ernst and Lina M. Bahr. (Q. C.).....nom.
 SAME property. H. W. Eas' man to Ernst Bahr. (Q. C.).....nom.
 SAME property. E. Bahr to Selig Lamm.....7,000
 PALMETTO st., s. e. s., 200 s. W. Bushwick av., 100x100. C. Hamman to J. Walter Stoops.....8,000
 SOUTH 11TH st., s. s., 125 w. 2d st., thence e. 21x93. E. W. Ramsey to Harriet A. Biggs.....10,000
 13TH st., e. s., 147.10 n. 8th av., 50x200, h. & l. G. Horn to Elizabeth Freelich.....11,400
 CLASSON av., 330.7 e. of, and Lexington av. 100 n. of (rear), 34.5x21.5. W. F. Secor to Geo. W. Beardslee.....650
 GATES av., s. s., 250 e. Tompkins av., 25x—GATES av., s. s., 218.9 w. Throop av., 18.9x100. Amelia E. wife of W. J. Burns to Henry A. Tufts, of New York.....12,500
 HARRISON av., w. s., 20 n. Hooper st., 20x65. HOOPER st., n. s., 65 w. Harrison av., 20x60. J. Weeber to John Ruck, of New York.....2,400
 HARRISON av., w. s., 91 s. Hewes st., 20x100. Harriet wife of J. W. Jarvis to Maria wife of Frank Koegler.....1,025
 MONTAUK av., e. s., 187.6 n. Liberty av., 37.6x100. T. T. Cortis to Mary H. Connelly, of New York.....9,000
 SMITH av., e. s., 100 s. Baltic av., 25x100. Cath. wife of A. Fey to Phil. Wohlfarth.....500
 6TH av., w. s., 73.3 s. 16th st., 17.9x75. P. Campbell (Sheriff) to John H. White, of New York.....115
 GRAVESEND, about 2 acres, adjoining Johnson & Stillwell. J. M. Stillwell to Jaques R. Stillwell.....nom.

August 18th.

COURT st., e. s., 60.9 s. Warren st., 20.6x81.2. (Irreg.) L. Knierim to Eliz. Morro. 11,000
DEVOR st., n. s., 137 10 e. Bushwick av., 25x100, h. & l. Maria Dander to Theresa wife of Louis Koch, of New York. 6,000
HERBERT st., s. s., 129.6 w. Smith st., 20.6x68.6 x68.8 to Richardson st., 24x56.9. Eliz. A. wife of J. N. Gloucester to John Simpson. 600
LUQUEER st., s. s., 200 e. Columbia st., 20x100. S. Kissam to Owen Finnen. (Foreclosure.) 1857 575
SMITH st., w. s., 25 s., Wyckoff st., 25x67.4x 32.8x14.4x100. 575
STOCKTON st., s. s., 400 w. Throop av., 50x100. A. Buhler to Regina Muller. nom.
WEST st., e. s., 425 s. Sackett st., 150x100. CENTRE st., w. s., 625 s. Sackett st., 50x100. P. Spencer to Chas. S. Brown. 6,500
PENNSYLVANIA and South Carolina av., n. e. cor., 25x110. J. W. Baker to John Porter, of New York. 5,000
PARK av., n. s., 225 e. Throop av., 25x100. Margaret wife of J. F. Zimmermann to Agnes Seib (widow). nom.
PARK av., n. s., 275 e. Throop av., 25x100. Agnes Seib to John F. Zimmermann. nom.
GRAVESEND neck road and Barrett Johnson's road, s. w. cor., 1 72-100 acres. J. M. Stillwell et al. to Stephen J. Stillwell. nom.
NEW UTRECHT, 4 acres 2 roads, T. T. Cortelyou's land. (1826.) T. T. Cortelyou to Peter Bogert, Jr. 250
NEW UTRECHT village and Bay Ridge road and Stewart av., n. w. cor., 11 acres 2 roads. NEW UTRECHT village and Bay Ridge road and Stewart av., n. e. cor., 2 acres 1 road. G. W. Bogert to Charles D. Bennett. (1-9 part.) 1,800
NEW UTRECHT to Yellow Hook road, 2 acres 1 road, Stillwell property. C. Stillwell et al. to Peter P. Bogert. (1837.) 544

August 19th.

JEFFERSON st., s. s., 193 e. Patchen av., 88x100. R. Ferrier to Timothy R. Weeks. 12,000
MORRELL, cor. Moore st., Lot 222, Village Map. T. Guille to Alice wife of Thos. Davis. 2,000
SMITH st., e. s., 75 s. Douglass st., 25x100, h. & l. Margaret wife of T. Smith to Joseph Crawford, of New York. 3,500
SMITH st., w. s., 74.6 s. Livingston st., 21.11x 100.1, h. & l. Flora wife of S. Marks to Louisa Jovan (widow). 6,500
VAN VOORHIES st., s. e. s., 100 n. e. Johnson av., 75x200. 1,000
VAN VOORHIES st., s. e. s., 175 n. e. Johnson av., 25x200. J. N. Brewster to Theo. J. Scharfberg. (½ share) 2,750
VAN DYKE st., s. w. s., 130 n. w. Van Brunt st., 20x100. Alice McCosker to Abraham Dolan. 2,400
WYCKOFF lane and Broadway, s. w. cor., 100x75, h. & l. Sophia Smithson to Dorothea wife of Frederick Schlimme. 3,350
BROOKLYN av. and Butler st., s. w. cor., 118.4x 350x281.2x367.9. J. C. Brevoort to George B. Elkins. 12,000
DIVISION av., s. s., 56.6 e. Wythe av., 40x68.5. (Irreg.) J. and W. L. Burr to Esther Shepard. 2,515
DEKALB and Classon av., s. w. cor., 100x100. T. T. Covenhoven to Randal G. Covenhoven. (1853) 3,000
GREEN av., n. s., 550 e. Grand av., 25x100. S. Baldwin to Eliza Williams. 1,200
LAWRENCE av., s. s., 50 w. 2d st., 50x100. J. T. Sackett (Guardian) to James Somerville. 250
PUTNAM av., n. s., 150 e. Bedford av., 25x95. W. O. Thompson to Angelina L. H. Smith, of Centre Moriches, Suffolk Co., N. Y. nom.
FLATBUSH Plank Road and Vernon av., s. e. cor., 150x200. A. S. Robbins to William H. Bell, of New York. 35,000

August 21st.

CUMBERLAND st., e. s., 68 n. Dekalb av., 23x100x 2x9.3x21.4x95.9. H. C. M. Ingraham to J. G. and L. and A. Dubois. (Foreclos.) (Mortgage \$12,000.) 10,650
HERRIMER st., n. s., 89 w. New York av., 20x100, h. & l. J. V. Porter to Olin G. Walbridge. 9,500
PACIFIC st., s. s., 250 w. Franklin av., 25x110. J. H. Hamilton to Wm. Moses. 1,400
SCHOLLES st., n. s., 103 e. Bushwick Boulevard, 22x50, h. & l. H. Annin to Elizabetha Rehm (widow). 3,850
SULLIVAN st. (No. 72), 30x100, h. & l. J. Mahoney to Winifred wife of Jacob Vohlman, of New York. (C.) 1,500
15TH st., n. e. s., 118.2 n. w. 5th av., 20.4x77.10, h. & l. G. M. Stevens to Wm. Johnston. (Foreclos.) 2,000

FLATBUSH plank road and Vernon av., s. e. cor., 150x200. W. H. Bell to Patrick W. Burr. 40,000
SHEPARD av., e. s., 150 s. Baltic av., 100x100. J. C. Smith to Helen J. wife of Thomas T. Cortis. 4,000
SIGEL av. and Brooklyn Force Tubes, southerly cor., 117.7x84.1x144.7. J. C. Smith et al. to Helen J. wife of Thomas T. Cortis. 3,975
SIGEL av., e. s., 100 n. Ridgewood av., 100x100. H. Hagner to Helen J. wife of Thomas T. Cortis. 4,650

August 22d.

CANARSIE Main Road, adjoining Van Wyck, one acre. G. W. Van Houten et al. to Amelia Van Houten (widow). nom.
CANARSIE Main Road, adjoining Ira E. Jones, about 20 lots. Amelia Van Houten (widow) et al. to Henry Van Houten. nom.
ELLERY st., n. s., 150 e. Nostrand av., 25x100. C. Goodwin et al. to John McKhone. 700
ELLIOTT pl., e. s., 407 n. Lafayette av., 20x100, h. & l. P. H. Malone to Mary wife of William Hart. 7,000
HALL st., w. s., 147.10 s. Park av., 20x100, house, lot and stable. Margaret A. wife of J. J. Andrews to James Bohon. 4,000
HALSEY st., s. s., 345 w. Tompkins av., 20x100, h. & l. Martha wife of C. B. Piper to William H. and S. W. Nafew, of Jersey City. 8,500
HENRY st., e. s., 75.7 n. Cranberry st., 25x61.10. O. D. Burtis to James McFarland. 2,106
I or IVY st., n. s., 390 e. Franklin st., 75x100 (re-recorded to correct old error). A. R. Lawrence to James English. (1851.) 600
KOSCIUSKO st., 150 w. Marcy av., 25x100. KOSCIUSKO st., s. s., 117 e. Nostrand av., 23x 100. W. Kelly to William H. Collins. 12,000
PARK st., s. s., 150 e. Chester av., 50x200. J. C. Pratt to James A. Degraw. 1,200
PARK st., s. s., 400 e. Chester av., 75x200. M. McCormack to Dauphine S. Hines. 1,800
MADISON st. and Central av., southerly cor. 100x 100. C. W. Voltz to George H. Fisher. 1,380
MANGER late Remsen st., n. s., 75 e. Waterbury st., 25x80, h. & l. T. Gerwick to Michael Seitz. 1,000
SAME property. M. Seitz to Margaretha Gerwick. 1,000
MANGER st. late Remsen st., n. s., 100 e. Waterbury st., 25x100, h. & l. T. Gerwick to Michael Seitz. 1,000
SAME property. M. Seitz to Margaretha Gerwick. 1,000
MONTGOMERY st., s. s., 404.10 from easterly cor. Albany av. (½ acre.) J. A. Campbell to Charles F. Wetmore, of New York. nom.
SKILLMAN st., w. s., 200 n. Tillary st., 50x100. C. Lowrey to Edward M. Gedney, of New York. (Foreclos.) 1,600
STOCKTON st., s. w. s., 160 n. w. Throop av., 20x 100. H. A. L'Hommiedieu to James Bacon, of New York. 6,500
WALTON st., s. s., 125 e. Harrison av., 25x100, h. & l. C. Bilz to Carl F. C. Ordning. 7,000
44th st., n. e. s., 560 s. e. 3d av., 100x100.2. J. A. Light to William Jenks. 4,500
ATLANTIC av. and Sackman st., s. w. cor., 50x 100. National Bank of New York to Mary A. wife of James Toner, of New York. (B. & S.) 2,000
GREEN POINT av., s. s., 250 e. Union av., 0.5x 101.5x0.5x99.8. Ann Robinson (widow) to Leonard Happ. 75
JOHNSON av., n. e. s., 50 s. e. Magnolia st., 25x 100. A. Van Nostrand to Patrick J. Kelly. 175
PUTNAM av., n. s., 172 e. Marcy av., 25x100. G. Gilmour to Robert Burnett, of New York. 1,500
SAME property. R. Burnett to Ann wife of George Gilmour. 1,500
TOMPKINS av., w. s., 80 n. Halsey st., 20x80, h. & l. G. M. Stevens to David B. Scott, of New York. (Foreclos.) 650
FLATBUSH to Canarsie road, s. s., 100 e. N. Cummings, 100x—, about 25 lots. Dorothea A. wife of J. B. Sarson to Julius Ives, Jr., of Geneva, Ontario Co., N. Y. 10,000

FORECLOSURE SUITS.

FOURTH st., s. s., com. 46 e. THOMPSON ST., running 25. James Seligman agt. Amalie Donau et al. Aug. 17
FOURTH av., w. s., com. 42.2 s. 38TH ST., running 20. The Equitable Life Assurance Society of the U. S. agt. Eshidan Ssook et al. Aug. 17
FORTY-EIGHTH st., s. s., com. 88.8 w. 2d av. running 18.8. The Equitable Life Assurance Society of the U. S. agt. Octavia A. Pierce et al. Aug. 17
SEVENTY-NINTH st., s. s., com. 125 e. 8d av., running 20. The Equitable Life Assurance Society of the U. S. agt. Orlando S. Williams, Jr. et al. Aug. 17

ONE HUNDRED AND TWENTY-NINTH ST., s. s., com. 400 e. 7th av., running 50. The Equitable Life Assurance Society of the U. S. agt. Sophia A. Dixon et al. Aug. 17
FORTY-SIXTH st., s. s., com. 350 w. 6th av., running 50. William Henry Brown agt. R. Robert Coddling et al. Aug. 18
FORTY-SIXTH st., com. 300 w. 6th av., running 100. Frances B. Paine agt. Robert Coddling et al. Aug. 18
FIFTY-FIRST st., s. s., com. 375 w. 5th av., running 55. Hannah Jane Hall agt. James K. Spratt et al. Aug. 19
FORTY-SECOND ST., n. s., com. 205 w. 2d av., running 20. Joseph Mosback agt. Tideman Peterson et al. Aug. 19
FIFTY-FIFTH st., s. s., com. 325 w. 10th av., running 75. The Bowling Green Savings Bank of N. Y. City agt. Louis L. Todd et al. Aug. 22
FIFTY-FIRST ST. and 6TH av., s. e. cor. Robert Wilson agt. Sarah Ann Cudlipp et al. Aug. 22
ONE HUNDRED AND THIRTY THIRD ST., n. s., com. 252.6 e. 5th av., running 17.6. Nathaniel A. Williams et al. agt. Emily C. Carpenter et al. Aug. 22

RECORDED LEASES.

	PER YEAR.
LE ROY PLACE (BLEECKER ST.), No. 7, 5 YEARS.	\$2,800
THIRTY-SEVENTH ST., WEST, No. 303, 3 YEARS.	700
FORTIETH ST., n. s., 130 w. FOURTH AV., 75x 98.9x—, 9 8-12 YEARS.	3,000
STABLES OF MADISON AV. STAGE LINE, 9 8-12 YEARS.	15,000
FOURTH AV., w. s., 100.11 s. ONE HUNDRED and Twelfth st., 40x60 (2 lots), 10 years (\$50 per lot).	100
FOURTH AV., n. e. cor. ONE HUNDRED AND Eleventh st., 60x60 (3 lots).	
ONE HUNDRED AND ELEVENTH ST., n. s., 60 w. 4th av., 20x100 (1 lot).	
ONE HUNDRED AND TWELFTH ST., s. s., 80 w. 4th av., 25x100.11 (1 lot).	
10 years (\$50 per lot).	250
THIRD AV., No. 1090, STORE AND CELLAR, WITH fixtures of bar-room, 4 9-12 YEARS.	1,800
8 LOTS 379 TO 386 (INC.) ON CORNELIUS RAY Map, 21 YEARS.	2,300
SPRING ST., No. 57, STORE, AND SIX ROOMS, second floor, 5 YEARS.	1,500
SEVENTY-EIGHTH ST., s. s., 175 w. THIRD AV. stable.	500
FIFTY-FOURTH ST., Nos. 52 AND 54 WEST, 2 YEARS.	2,650
EAST HOUSTON ST., No. 490, SECOND FLOOR, with power, 8 8-12 YEARS.	900
SIXTH AV., No. 460, STORE AND 6 ROOMS, 4 YEARS.	600
THIRTY-FIRST ST. WEST, No. 113, FURNISHED, 2 9-12 YEARS.	3,000
ESSEX ST., No. 170, 25x100, 20 YEARS. FIRST 10 years, \$500; second 10 years.	700
FIRST AV. AND FIFTY-SIXTH ST., n. e. cor., store and basement, 5 YEARS.	1,000
EAST HOUSTON ST., No. 276, 5 YEARS (WITH privilege).	1,800
JAMES ST., No. 6, 4 9-12 YEARS.	1,000
TENTH ST., WEST, No. 237, ½ STORE AND B., 3 8-12 YEARS.	400
THIRD AV., No. 112, 3 8-12 YEARS.	600

PROJECTED BUILDINGS.

The following plans embrace all that have been considered by the Superintendent of Buildings since our last report:—

FOURTH ST. EAST, Nos. 410 TO 416, ONE TWO-story brick stable, 73x25; owners, HENDERSON & Co.; architect and builder, JACOB LASSLER.
FORTIETH ST., n. s., 125 w. 10TH AV., ONE FOUR-story brick tenement, 25x46; owners, S. P. HOWELL & Co.; architect, CHARLES P. OLIVER; builder, VALENTINE SHUBERT.
FORTY-FIRST ST., n. s., 80 E. 2D AV., ONE FOUR-story brick tenement, 31x20; owner, NOAH MORRIS; architect, F. S. BARUS.
FIFTY-FIRST ST., n. s., — W. 3D AV., ONE ONE-story brick stable, 20x25.5; owner, M. DOOLEY.
FIFTY-SIXTH ST., n. s., 125 E. 3D AV., TWO FOUR-story brick tenements and factory, 25x50; owner and builder, NATHANIEL BURCHELL; architect, J. W. MARSHALL.
FIFTY-EIGHTH ST., s. s., 200 E. BROADWAY; three four-story brown-stone front first-class dwellings, 20x55; owners, MCGUIRE & SLOAN.
FIRST AV., E. S., 260 S. SEVENTH ST., ONE FOUR-story brick tenement, 26x52; owner, JOSEPH BLOUTS; architect, F. S. BARUS.
FIRST AV., E. S., 60 N. 107TH ST., ONE THREE-story wood and brick tenement, 20x50; owner, STEPHEN STUECK.
JAMES ST., n. s., — E. BOWERY, ONE TWO-story and basement brick second-class dwelling, 25x26; owner, REV. F. H. FARRELY; architect, L. J. O'CONNOR; builder, M. J. NEWMAN.
LEXINGTON AV., E. S., BET. 50TH AND 57TH STS., two four-story and basement brown-stone front tenements, 25x60; owner, E. E. ANDERSON; architect, JULIUS BOECKEL; builder, THOMAS SANDERSON.

NINTH AV. (REAR NO. 637), ONE FOUR-STORY brick tenement, 30x25; owner, JOHN MESSON; architect, WILLIAM JOSE.

ONE HUNDRED AND SIXTEENTH ST., N. S., 74 W. AV. A, one two-story wood stable, 21x40; owner, JOHN FALK; architect, BART WALTHER.

ONE HUNDRED AND TWENTY-SECOND ST., N. S., 137.11 E. 1st av., ten three-story and basement brown-stone front first-class dwellings, 20x50; owner, M. DONNELLY; architect, A. SPENCE; builder, M. DONNELLY.

PARK ST. (Nos. 50 & 52) ONE ONE-STORY BRICK factory, 35x50; owners, GILMARTIN & THOMSON; builders, REILLEY & KIERNAN.

ROOSEVELT AND BATAVIA STS., S. E. COR., ONE four-story brick second-class dwelling, 16.10x45; owner, GEORGE MCGRATH; architect, G. INSLEE.

SIXTEENTH ST. (Nos. 622 to 628 E.), FOUR five-story brick tenements, 25x63; owner, CHARLES A. BUDDENSICK; architect, W. JOSE.

SIXTIETH ST., S. S., 75 E. 9TH AV., TWO four-story brick stone front first-class dwellings, 20x54; owner, M. GROH; architect, A. PFUND.

SEVENTY-SECOND ST., S. S., 79.6 E. 3D AV., TWO two-story Ohio stone front first-class dwellings, 15 x50; owner, HENRY STOLLMEYER; architect, JOHN G. PRAGUE.

SEVENTY-SIXTH ST., N. S., 70 E. 1ST AV., ONE FOUR-story brick tenement, 30x50; owner, J. G. FALEY; architect, CHARLES DOERFFEL; builders, DOERFFEL & SCHOLZ.

SECOND AV., E. S., 75 N. 79TH ST., ONE FOUR-story brick tenement, 25x58; owner, JAMES BARRY; architect, JOHN MCINTYRE; builders, MORAN & ARMSTRONG.

TENTH AV. AND 26TH ST., N. W. COR., FIVE four-story brick tenements, 20x56; owner, JAMES MOORE; architect, H. ENGLEBERT.

ALTERATIONS IN BUILDINGS.

Brick store, No. 84 Walker street, 24 by 94, two stories high, to be raised one story; Phelps, Jewett & Co., owners.

Brick store, No. 297 Grand street, 17 by 60, two stories in height, present stairway removed and double stairway put in; Isaac Phillips, owner.

Second-class dwelling, north side Forty-fourth street, 100 feet east Third avenue, 18.9 by 100.6, three stories in height, raised one story and a new front built; Charles Murray, owner.

Second-class dwelling, west side Second avenue, 51 feet north Eighty-second street, 25 by 40, three stories, raised one story; Peter Johnson, owner.

Second-class dwelling, No. 220 West Thirty-sixth street, 21 by 45, four stories, extension built in rear, 21 by 53, two stories, extension occupied as a workshop; B. McEntyer, owner.

Second-class dwelling, northeast corner Hudson and Twelfth streets, 19 by 58, three stories and attic, first floor raised two feet and stone front put in basement; James Quee, owner.

Second-class store, No. 228 Hudson street, 22 by 36, two stories and attic, full story made of attic; J. Demerist, owner.

Public Hall, west side of Greenwich avenue, 20 feet southwest of Twelfth street, 48 by 40, one story, raised two additional stories; Falk & Schmalzlein, owners.

Hotel, south side of Forty-second street, between Fourth and Lexington avenues, 40 by 50, five stories, to be extended 25 by 50, and six stories in height; James E. Shaw, owner.

Brown-stone store, southeast corner of Grand and Chrystie streets, 100 by 100, four stories, dome on second story to be floored over; Lord & Taylor, owners.

Brick stable, No. 120 West Fiftieth street, 25 by 100, two stories, raised one story; Geo. Lewis, owner.

Tenement brick, No. 6 Goerck st., 25 by 40, three stories, additional story built; Michael Buckley, owner.

Two second-class dwellings, Nos. 307 and 309 Sixth avenue, 24 by 80, four stories, portion of centre wall on first story removed, and iron girder and columns put in; Richard Mears, owner.

Brick stable and slaughter-house, north side Forty-seventh street, 500 feet west Eleventh avenue, 17 by 100, two stories, front portion raised to three stories; H. Bucking, owner.

UNSAFE BUILDINGS.

No. 120 East Thirteenth street, Cannau owner; unsafe east wall.

No. 63 Delancey street, C. Graydon, owner; unsafe rear chimneys.

South side Fifty-fourth street, 320 feet west of Sixth avenue, O. H. P. Archer, owner; unsafe rear foundation.

Southeast corner Allen and Delancey streets, W. H. Field, owner; unsafe chimneys.

West side Fifty-ninth street, 200 feet east of Eleventh avenue, Louis Stephen, owner; unsafe rear wall and gutters.

No. 488 Greenwich street, Mr. Shields, owner; unsafe rear wall and chimney.

North side Seventy-fourth street, 215 feet east of First avenue, Frederick Lander, owner; unsafe west foundation.

PROCEEDINGS OF THE COMMON COUNCIL AFFECTING REAL ESTATE.

[* under the different headings indicates that a resolution has been introduced and laid over for further action. † indicates that the resolution has been passed by one Board and sent to the other for concurrence. ‡ indicates that the resolution has passed both Boards, and has been sent to the Mayor for approval.]

IN BOARD OF ALDERMEN, WEDNESDAY, Aug. 23, 1871.

BELGIAN PAVEMENT.

18th st., from 1st av. to Broadway.*
55th st., from 11th av. to North river.*
55th st., from 8th to 11th avs.*
36th st., from 8th av. to North river.*
Warren st., from College place to Greenwich st.*
6th st., from Lewis st. to bulkhead foot 6th st.*
42d st., from Madison to 3d avs. †
41st st., bet. 10th and 11th avs. †
48th st., from 9th to 10th avs. †
41st st., from 8th to 10th avs. †
Clarke st., from Broome to Spring sts. †
5th st., from Bowery to Avenue B. †
121st st., from 1st av. to Avenue A. †
12th st., from 5th to 13th avs. †

GAS MAINS.

57th st., between 5th and Madison avs.*
61st st., bet. 8th av. and Boulevard. †
84th st., bet. 8th av. and Boulevard. †
South 5th av., from Amity to 4th sts. †
10th av., from 113th to 115th sts. †

GAS LAMPS.

60th st., East, No. 123.*
39th st., West, No. 205.*
3d av., No. 200.*
8th av., No. 687. †
61st st., bet. 8th av. and Boulevard. †
South 5th av., from Amity to 4th sts. †
1st av., No. 176. †
1st av. and 11th st., s. w. cor. †
3d av., No. 73. †
3d av. and 61st st., s. w. cor. †
4th av. and 61st st., n. e. cor. †
52d st., from 2d av. to East river. †
Broadway, No. 732. †
10th av., from 113th to 115th sts. †
93d st., from 2d to 3d avs. †
47th st., East, "St. Alban's Church." †

RECEIVING BASINS, &C.

Clarkson and Hudson sts., s. e. cor. †

REGULATING, GRADING, &C.

38th st., bet. 1st av. and East river.*
84th st., from Boulevard to River Drive.*

SIDEWALKS.

14th st., opposite entrance Church Immaculate Conception.
Crosswalk. †
42d st., n. s., bet. 8th and 9th avs. Flagged. †

CURBING AND GUTTERING.

50th st., both sides, from Broadway to 8th av. †
50th st., both sides, from 9th to 10th avs. †
5th av. and 49th st., n. e. cor. †

CROTON MAINS.

83d st., from 9th av. to Boulevard. †
61st st., from 8th av. to Boulevard. †
82d st., from 4th to 5th avs. †

IN BOARD OF ASSISTANT ALDERMEN, MONDAY, Aug. 20, 1871.

BELGIAN PAVEMENT.

Morton st., from Bleeker to West sts.*
14th st., from 9th av. to North river.*
30th st., from 5th to 8th avs.*
31st st., from 9th av. to North river.*
32d st., from 7th to 8th avs.*
36th st., from 8th av. to North river.*
86th st., from 3d to 5th avs.*
11th av., from 52d to 59th sts.*

SIDEWALKS.

Houston st., West, from Bedford to Varick sts.*
Houston st., West, No. 207. Flagging.*
39th st., from 1st to 2d avs.*
49th st., both sides, from 5th av. to East river.*

CURBING AND GUTTERING.

Houston st., West, n. s., from Bedford to Varick sts.*
Houston st., West, No. 207.*

VACANT LOTS.

55th st. and Broadway, s. w. cor. To be fenced in.*
121st st., s. s., bet. 1st av. and Avenue A. To be filled in.*

GAS LAMPS.

Broadway, Nos. 588 and 590.*
Hudson st., No. 361.*
Vandam st., No. 42.*
14th st., front Union pl. Hotel.*
30th st., West, Tabernacle Lodge rooms.*
41st st., West, Nos. 247 and 249.*
3d av. and 36th st., s. w. cor.*
4th av., No. 150.*

GAS MAINS.

157th st., bet. 10th and 11th avs.*

CROTON MAINS.

11th av., from 59th to 60th sts.*

MARKET REVIEW.

BRICKS.—In itself the market has a pretty steady undertone, and the tendency on the whole was rather towards a further gradual addition of strength and an increase of value, as building operations were laid out on a pretty liberal scale; the weather was fine and the prospect generally encouraging, especially as the cost of brick seemed to meet the approval of contractors, and even an inclination to pay a slight advance was shown, in order to obtain particularly desirable selections. Just here, however, in steps that pestiferous curse to both employer and workmen, the Bricklayers' Union, and orders a strike for an increase of wages, and, of course, upsetting calculations all round temporarily, with food absolutely cheaper than before the war, and raiment and house-rent as low as they have been for years. The workmen appear to have no basis for their demands, except simply that they want more wages, and, thinking they had contractors in a sort of corner, inaugurated a strike to force an advance. Contractors talk a great deal about not submitting, employing no more "Trade Union" men, etc., but appear to take it pretty much all out in talk. Concert of action among our leading builders would soon settle the matter, and we think so completely demonstrate to the workmen the foolishness of attempting to force a fancy value upon their labor, that strike would amount to little in the future. The principal demand for common Hards has, as last noted, come from city or near-by out-of-town dealers, with, however, a few parcels wanted for Southern shipment, and an occasional order from the Eastward, provided the stock is of fine quality and not too dear. We allow former figures to stand, but call them a little nominal at the moment, but with no indications that the buyer can gain any positive advantage of more than a temporary character. New Jersey Hards appear to have a fair outlet, and regular receivers report little or no difficulty experienced in obtaining about former rates on any good cargo. Pale Brick continue somewhat scarce, and about everything offered sells fairly at full prices, and some dealers call the market for the best lots \$6 per M. Croton Fronts dull and unchanged in price, but sellers talking steadily. For Philadelphia Fronts the demand fair and the market steady at \$28@30 per M from pier. Among the retailers in various parts of the city business has leaned somewhat according to local influences, but makes a fair aggregate for the week. The stocks accumulated in yard are good, both as to quality and assortment. We note exports of 20,000 brick to British West Indies.

LATH.—The market continues to show pretty much the same state of affairs current for several weeks past. There is a fair prevailing demand, and an outlet is found for pretty much all the stock coming to hand, but still, buyers seem to be moving with a cautious and somewhat offish spirit, and make a strong effort to gain a further concession on values. This, however, is resisted by receivers, and if anything, with a little more firmness than heretofore, as the season is now gradually drawing to a close, and dealers must soon begin to give more attention to the laying in of Autumn supplies. The consumption also promises to be quite up to the average of the early portion of the year, and though there is no reason to believe in an actual scarcity of lath, there is a possibility that manufacturers will be enabled to deliver in such a manner that the wants of buyers will induce advanced bids, in order to hurry stock forward. Quality, as a rule, seems to be fair, though now and then an odd lot is complained of as being short, etc. As we close, the general tone of the market is steady, but not particularly buoyant, and \$2.25 per M is about all that can be obtained.

LIME.—The general report on this market for the week has been a firm one, and it has also been surmised that a considerable larger aggregate of stock could have been disposed of had it been available. Manufacturers, however, though willing and to some extent anxious to sell, are not by any means inclined to let the market become overstocked, and with a careful and close estimate of the wants of the trade, the arrivals are regulated accordingly. From the present outlet it seems reasonable to expect a very fair consumption of lime this fall, and a steady market, at least, but whether sellers can gain any very positive advantage over present values with the existing competition remains to be seen. There has been and still is a very fair amount of State lime available, and buyers continue to find this very convenient in a great many cases, even at the same cost as Eastern; but as another inducement, there is frequently an opportunity to negotiate contracts for common at "something off." As we close our report there does not appear to be much stock offering, and the market has a comparatively dull tone, though sellers quote the position firm at \$1.15 per bbl. for common, and \$1.75 do for lump. We note exports of 150 bbls lime to British West Indies.

NAILS.—Contrary to expectation, the convention of manufacturers made no change in prices, but after perfecting an organization and electing officers, adjourned to meet in Philadelphia on the 7th of September next. The amount of business doing during the period under review has not been very large, but still, on the whole, may be called fair, and the Trade appear to feel very well satisfied with the condition of the market. The stocks on hand and the additions thereto keep up an assortment sufficient for the wants of the present outlet, and all invoices are quickly and readily made up, but there is no excess of stock here or much of an accumulation at the mills, considering the volume of production. Exporters complain of the scarcity and high cost of freight-room as tending to check the execution of a portion of their orders. We quote per 100 lbs: cut, 10d@60d, \$4.25; cut, 8d@9d, \$4.50; cut, 6d@7d, \$4.75; cut, 4d@5d, \$5; cut, 3d, \$5.75; cut, 2d@3d, fine, \$6.50; cut spikes, all sizes, \$4.50; cut finishing, casing, box, etc., \$4.75@6.25; clinch, \$5.75@6.25; horse-shoes, forged, No. 10 to 5, per lb., 19@31c. Other styles are selling as follows:—Copper, 36@38c. per lb.; yellow metal, 22c. do. The exports for the week are 270 pkgs., valued at \$1,496; and since January 1st, 10,660 pkgs., valued at \$65,783. We also notice shipments of—pkgs. to San Francisco.

PAINTS AND OILS.—With the exception of a few spasmodic spurts of activity, the general market has been rather quiet since our last, and the "rush" of business seems to have pretty well subsided for the present. A few orders now come to hand from jobbers to finish out assortments, but no large quantities of stock are wanted until recent purchases are partially distributed. With the slow business comes the usual rather tame and uncertain feeling as to values, and in some cases moderate concessions are offered by sellers as an inducement to keep business moving, but there is no general want of strength or confidence, and a very slight revival of the demand would again throw the advantage almost solely in seller's favor. The stocks and assortments held by importers are very good in a general way, and the tendency is rather to increase, in view of fair arrivals and light counteracting influences. Retail dealers are reporting a fair general trade in small lots on mail orders, etc., but not much activity on any one style of goods. There has been an error in our table of exports of paints for a week or two, which, now corrected, reduces the amount somewhat. Linseed Oil has been somewhat irregular in price, and without much activity. Buyers seem half inclined to operate with greater freedom at the late decline, and are feeling their way cautiously, and hopeful of a better demand; sellers assume a firm air, though undoubtedly willing, and in some cases a little anxious to operate. Nothing but negotiations, however, has taken place thus far, except in the way of a jobbing movement, and the average rate may be placed at about 80c in casks.

Exports as follows:—

	This week.	Since Jan. 1. 1871.
Paint,....pkgs.	114 value \$689	6,179 value \$89,478
Linseed oil, galls.	171 " 167	8,916 " 8,098
Oxide zinc, pkgs.	.....	2,670 " 28,110

LUMBER.—Among our jobbing dealers we find the regular reports current this week, viz.: "A fair business and no important change in prices," and this probably is as good an epitome of the position as could be given. It seems an utter impossibility to excite buyers into any activity, the current calls being based upon almost certain wants just as they have been all the season, and no matter how cheap goods may appear, free purchases are seldom in-

duced thereby. The same state of affairs, however, is to be found prevailing on all other styles of our domestic staples, and with values now almost certain to have reached bottom—unless, of course, a financial panic or something of that kind should occur. The trade generally look upon the present system of doing business as safe and conducive of a more healthy position generally for the entire market. The stocks continue to augment slowly but surely, and as our dealers have been rather careful in making selections, there is every prospect of a first-rate assortment being available during the winter. Building operations are becoming pretty lively in some parts of the city, and there is a prospect that this outlet will consume its full proportion of lumber during the fall and winter season.

In a wholesale way the general position is without any decided change, though prices are fully as well sustained as heretofore, and if anything a shade stiffer, with buyers showing just the least bit more anxiety and looking a little more closely for stock. The assortment collected here and that bought and to be added before the close of navigation, is very fair certainly, but there is still a good many odd parcels of desirable quality to be secured to make stocks complete, which, with a few dealers who have been postponing nearly all purchases until the last moment, makes demand enough to encourage manufacturers to insist upon extreme prices. There is also a strengthening element to be found in the continued free shipments from the mills to all sections of the country, the not over-abundant accumulations in producers' hands, and a general indifference about selling on this part of all the leading mill-men. The exports from this point continue rather slow, but the small lots taken from time to time begin to swell the total since January 1st, and the comparison with last year is now more favorable than during the early portion of the season.

Eastern spruce has not been in excessive supply; indeed, at times early in the week there was a little scarcity, but still there was a few cargoes on hand constantly, and the market at all times had a moderately active tone. The demand, too, was more general, the large sticks selling fairly, and the short and common grades meeting with a better outlet than usual, thus working off pretty much all schedules without difficulty. During the early portion of the season dealers would have nothing but the finest and best selections, and now having secured nearly all they require, are willing to handle second and third grades in order to make assortments complete. Prices have ruled pretty steady throughout, and the feeling as a whole among the trade appears to be comparatively firm, with a confidence that the full range now current can be sustained during the balance of the season. Deliveries on orders are fair, and many of the mills will be kept busy in this way as long as they can work. As we close the offerings are larger and the general tone of the market week we quote at \$14@16 for inferior to fair; and \$17@19.50 for good to prime schedules. White pine is in demand to a greater or less extent from all sources, and the market may still be quoted as firm and uniform. There has thus far been no actual dearth of supplies, but buyers do not find it a particularly easy matter to make first class selections. We quote at \$20@25 per M for inferior to good, and \$26@30 do. for prime to choice. Yellow pine without any important change, the demand keeping fully up to the moderate offering and prices ruling steady on all grades. We quote at \$29@33 per M, with special cuts higher. Piling is in good supply, the demand not being very active, and prices easy at about 6@7c. per foot. Hard woods for export are dull, and prices to some extent nominal.

The exports of lumber are as follows:—

	This week. Since Jan. 1. Same time 1870.	
	Feet.	Feet.
Africa.....	461,991	337,943
Alicante.....	.....	41,700
Amsterdam.....	.....	.....
Antwerp.....	959,689	740,000
Argentine Republic..	381,167	1,739,736
Beyrout.....	40,000	.....
Brazil.....	37,535	1,113,212
Bremen.....	62,500	62,500
British Australia.....	1,401,393	1,670,508
British Guiana.....	.....	.....
British Honduras.....	67,596	99,565
British N. A. Colonies.	75,782	87,090
British West Indies..	265,484	221,170
Cadiz.....	38,900	.....
Canary Islands.....	549,303	750,600
Central America.....	76,221	105,086
Chili.....	58,510	235,870
China.....	6,471	27,654
Cisplatine Republic..	980,988	760,428
Cuba.....	41,868	776,272
Danish West Indies..	4,010	1,777
Dutch East Indies.....	941	.....
Dutch Guiana.....	.....	6,600
Dutch West Indies.....	47,004	23,000

Ecuador.....	.....	6,600
Fecamp.....	.....	.....
French West Indies..	124,887	.....
Gibraltar.....	.....	22,500
Havre.....	2,900	61,804
Hayti.....	17,090	890,308
Japan.....	.....	5,063
Lisbon.....	.....	2,850
Liverpool.....	10,000	47,250
Mexico.....	5,870	158,051
New Granada.....	5,738	109,203
New Zealand.....	.....	89,880
Oporto.....	.....	.....
Palermo.....	.....	.....
Peru.....	881,357	1,071,736
Porto Rico.....	610,225	120,960
Rotterdam.....	7,000	2,250
Venezuela.....	67,222	104,115
Total feet.....	170,591	16,772,263
Value.....	\$7,060	\$351,298
		\$402,052

We note additional exports as follows:—To Hayti, 75,000 shingles, valued at \$708; to Bremen, 12,000 staves; to Liverpool, 10,500 do; to London, 6,240 do; to Glasgow, 3,600 do; to Havre, 6,990 do; to French West Indies, 8,000 do; to Malaga, 47,400 do; to British West Indies, 55 cases do, and 380 shooks; to Danish West Indies, 250 shooks; to French West Indies, 200 shooks, to Cuba, 1,100 shooks, and 500 bundles hoops. The receipts reported are as follows: From Jacksonville, 163,000 feet lumber; from from Charleston, 150,000 feet do; from Maine coast, 35 cargoes lumber, 4 do piling, 7 do lath; from St. John, N. B., 1,181,022 feet lumber, 800,000 lath; from St. Georges, N. B., 534 spruce poles; from Lepreaux, N. B., 60,500 feet lumber, 444,000 lath, 345 pcs piling; from Campabello, N. B., 18,000 feet lumber; from Musquash, N. B., 1,200 pcs piling; from Shulee, 700 pcs piling, 150 poles, 530 spars. The charters are:—A new Belfast, Mc., Ship, 1,600 tons, from St. John, N. B., to Liverpool, Deals, 69s 9d; a Br. Barque, 460 tons, from St. Mary's to River Plate, Lumber, \$22 and primage; a Br. Barque and a Br. Brig, respectively 350 and 300 M Lumber, from Montreal to Montevideo, \$21 net, privilege Rosario, \$25; a Br. Barque, 636 tons, from Mirimichi to Liverpool, Deals, 75s; one 330 tons from Wilmington, N. C., to North Side Cuba, Railroad ties, 75c. each; a Brig, 174 tons, to Brunswick, Geo., and back with Lumber, \$1,900; a Schr., from Charleston to New York, Lumber, \$10; several from Jacksonville, \$12.50 to New York, 12,50@13 to Long Island Sound ports, and \$11.50 to Philadelphia; a Barque, Brig and a Schr., from Pensacola to New York, Lumber, \$11; a Schr. from Jacksonville to Long Island Sound ports, Lumber, \$13; one to New York, \$12.50.

Later advices from Rio Janeiro are as follows:—

Pitch Pine Deals.—The cargo ex Clotilde, from Pensacola, was of bad assortment and sold for 43@000 per doz. A good assortment is worth 45@000@50@000 per doz. of 14x3x9 to net gold 140.85@146.33 per 1,000 feet.

One Inch Lumber.—Worth 80 rs. per foot to net 125 gold per 1,000 feet.

A report on the Chicago market at the close of last week says:—

CARGOES.—Nearly 20 cargoes of lumber, shingles, and lath arrived from Muskegon, Manistee, and other points on the lake, on yesterday. There was a good attendance of buyers at the exchange docks during most of the day, and at the close only one or two offerings remained over. A firm feeling was again developed among operators, and prices were fully sustained, ranging at \$12@14 for fair and common boards and strips; \$15@16 for choice do; \$17@18.50 for choice mill-run; \$3.20@3.25 for shingles; \$2 for lath, and \$8 for pickets.

The receipts for the week are:—

	Lumber.	Shingles.	Lath.
	Feet.	No.	No.
Monday.....	9,027,000	3,045,000	782,000
Tuesday.....	6,811,000	3,480,000	530,000
Wednesday.....	2,044,000	1,380,000	20,000
Thursday.....	4,299,000	2,457,000	689,000
Friday.....	8,460,000	2,100,000	640,000
Total.....	30,641,000	12,442,000	2,662,000
Since Jan. 1, 1871.....	605,103,000	464,127,000	48,709,000

The shipments for the week are:—

	Lumber.	Shingles.	Lath.
	Feet.	No.	No.
Monday.....	2,161,000	3,059,000	348,000
Tuesday.....	1,468,000	1,491,000	177,000
Wednesday.....	2,375,000	2,757,000	253,000
Thursday.....	2,458,000	2,152,000	170,000
Friday.....	2,365,000	2,716,000	336,000
Total.....	10,847,000	12,217,000	1,284,000
Since Jan. 1, 1871.....	357,506,000	313,698,000	38,998,000

The following are the ruling rates of freights from the points named to Chicago:—

Pere Marquette.....	\$	2 00
Manistee.....		2 12½

Muskegon.....	1 75	@1 87½
Pentwater.....	2 25	
Grand Haven.....	1 75	@1 87½
White Lake.....	1 87½	@2 00
Green Bay.....	2 75	
Oconto.....	3 00	
Menominee.....	2 25	
Red River.....	2 50	
Sturgeon Bay.....	2 50	
Ford River.....	2 12½	
S. umico.....	2 75	

LAKE FREIGHTS.—Vesse's continue scarce, and rates are very firm, with rather an upward tendency for coarse freights. The following are reported: By Dixon & Whitaker—Schr. Surprise, lumber, Detroit to Buffalo, at \$2 75 on the rail. By C. W. Newhall—Scow Alvina, lumber, Point Aux Barques to Detroit, at \$2 25, on the rail; scow Wellhouse, lumber, Detroit to Cleveland, at \$1 25, on the rail; scow Clara, pail bolts, Forestville to Cleveland, at \$3 per cord, and shingles at 35c. on the rail.

PORT HUDSON, Aug. 17.—Charters. Schr Emily, lumber, Au Sauble to Detroit, freight \$2 50 per M; schr Newell Hubbard, lumber, Lexington to Sandusky, \$2 per M; steam barge Petronelle, posts, five cents; schr Blanche, bark, Forestville to Detroit, \$2 per cord; scow A. S. Hyde, bark, White Rock to Detroit, \$2 per cord; scow Clipper Vision, lumber, Blue Ledge to Cleveland, \$2 25 per M; schr E. M. Carrington, lumber, Blue Ledge to Sandusky, \$2.25 per M; scow Industry, posts, Presque Isle to Cleve, land, 7 cts.

SHINGLE CORRESPONDENCE.—The Livingston Democrat of the 16th inst., contains a column and a half of correspondence from the Saginaw Valley, which the Democrat informs its readers came to them written on a shingle, 14 x 18 inches.

A recent report on the St. Louis Lumber market says:—

We have nothing new to note in white pine in raft. We continue to quote the range for Wisconsin at \$16@24—mainly at \$18@22, and Chippewa nominal at 16@17. Shingles stiff at \$2 90, and lath dull at \$2.

At the depots and on the levee a moderate business was done at unchanged rates. We quote the range for depots and levee lots, &c.: Yellow Pine flooring at \$15@17 for blue; \$18@20 for common to fair, and \$21@23 for good to choice green; and \$25@28 for common to choice dry; mill-run dimensions at \$14. Poplar at \$14@18 for strips and boards—chair plank at \$18@21. Black Walnut at \$20 @25 for common, \$30@35 for good to choice. Oak at \$16 @20. Ash at \$2@23. Sycamore at \$18@19. Cedar at \$18@22.50 for hewn, and \$24@26 for sawed. Cedar posts at \$22@25@27 @100.

From the River Falls Recorder we obtain the following:—

The Mississippi is lower than it has been for several years. Prescott is now at the head of navigation. The steam ferry has to run around the islands. The lake steamers are still making pretty fair time. It is said by knowing ones that the Red Wing and Menominee railroad will never be built. Wise men? It is likely it will be. But in the meantime, if any other road can be built, shove it along; we want a railroad and will be glad to get one from some quarter, and we hope the day is not far distant when the iron horse will run through this place, let who will have the honor of first starting it.

From Saginaw, Michigan, we have reports as follows:—
Sales by cargo at—

First clear.....	\$38 00@40 00
Fourth.....	35 00@38 00
Box.....	30 00@35 00
Three upper grades—dry.....	35 00@38 00
Common.....	12 50@14 00
Shipping culls.....	6 00@ 7 00
Lath.....	1 75@ 1. 95

SHINGLES.

Sawed A 1.....	4 25@ 4 50
A 2.....	2 25@ 2 75

The following is the August price list for lumber delivered on cars, observed by Chas. Merrill & Co.

First clear.....	\$42 00
Second clear.....	37 00
Third clear.....	32 00
Select.....	27 00
Clear stock, 12 inch.....	37 00
Select stock, 12 inch.....	27 00
B stock, 12 inch.....	19 00
Common stock, 12 inch.....	14 00
Select stock, 10 inch.....	24 00
Clear strips.....	37 00
Fencing strips.....	13 00
No. 1 flooring strips.....	24 00
No. 2 flooring strips.....	19 00
Wide select flooring.....	22 00
Select common.....	19 00
Common boards and plank.....	13 00
Coarse common.....	9 00
Scantling, joist and timber, 12 to 18 ft.....	13 00

Scantling, joist and timber, 20 ft.....	16 00
Scantling, joist and timber, 22 and 24 ft.....	17 00
Pickets.....	10 00
Shingles.....	4 40
Lath.....	2 25

From Savannah we have the following:—
LUMBER.—The demand for lumber is still good, all the mills in the city and country being at work. We quote:—

Ordinary sizes.....	\$20 00@21 00
Difficult sizes.....	21 00@24 00
Flooring boards.....	20 00@22 00
Ship stuff.....	20 00@24 00

TIMBER.—The receipts of timber have been light and the demand fair. We quote:—

Mill timber.....	\$7 00@ 9 00
Shipping timber.....	
700 feet average.....	9 00@10 00
800 ".....	10 00@12 00
900 ".....	12 00@14 00
1,000 ".....	13 00@16 00

FREIGHTS.—Vessels are in demand.

Timber to Philadelphia, \$10.00; New York and Sound ports, \$10.50@12; re-sawed, \$9.00@11.00. Lumber to Boston, \$10.00; timber, \$11.00. Sail for Philadelphia, lumber, \$8.00@9.00. Sail for Baltimore, lumber, \$7.50@8.00. To Cuba, \$13.00. To River Platte, lumber, \$23.00 and 5 ¢ cent. primage.

COMPARATIVE EXPORTS OF TIMBER AND LUMBER FROM THE PORT OF SAVANNAH.

EXPORT'D TO	From Sept. 1, 1870, to Aug. 17, 1871.		From Sept. 1, 1869, to Aug. 17, 1870.	
	LUMBER. Feet.	TIMBER. Feet.	LUMBER. Feet.	TIMBER. Feet.
For'n Ports...	5,453,124	14,424,261	10,160,664	13,657,254
Boston.....	2,411,941		3,352,440	465,700
R. Isl. &.....	4,453,060	373,869	7,252,194	109,500
New York.....	5,958,167	306,055	6,729,795	981,975
Philad'a.....	2,578,112		988,632	1,485,560
Bal. & Nk.....	2,398,741	238,600	2,462,300	1,768,760
O. U. S. Pts.....	2,774,407	515,154	681,900	
T'l C't.....	20,971,429	1,390,678	21,479,561	5,222,425
G'd Total.....	26,271,195	15,811,434	31,630,225	18,879,689

From Jacksonville, Fla., we have the following:—

The coastwise shipments of lumber from this port, from the first of July to the fifteenth of August, one month and a half, amount to five million five hundred and thirty-eight thousand four hundred and twelve feet. To this is added twenty thousand shingles and twelve spars.

Sawed Timber, 20 to 30 ft.....	M 18 00 @ 20 00
do. do. 30 to 45 ft.....	M 22 00 @ 25 00
Flooring boards.....	M 18 00 @ 20 00
Edge boards.....	M 8 00 @ 11 00
West India Cargoes.....	M 17 00 @ 19 00
Dressed Flooring, 1st qual.....	M 25 00 @ 28 00
do. do. 2d qual.....	M 14 00 @ 18 00
Shingles, cypress.....	M 3 00 @ 5 00
do. pine.....	M 4 00 @ 4 50

The Saginaw Courier contains the following:—
A NEW COMBINATION—INTERESTING TO MILL-MEN—HOME ENTERPRISE AND HOME GENIUS.

Anything in machinery which, reducing the labor of the operatives, enables them to turn out a larger amount of product, be it what it may, is and cannot fail to be hailed with gladness by all whose money is invested, and who desire to reap the largest benefit from the investment. In the practical working of saw-mills, it has been found that the friction superinduced by the hitherto necessary and unavoidable jar of the machinery, has in itself and its ulterior effects been productive of vast expense to the manufacturer of lumber, reducing the product of his mill and the profit from the labor of his operators. Any device by which the jar can be reduced and the friction overcome, or any facilities which can be introduced enabling the operatives to arrive at a given result in a shorter space of time or by simpler methods, is of course a corresponding gain in the quantity produced, and consequently, in the profits of the manufacturer, since, under such improved conditions, each man's work is increased in amount, without corresponding increase in expense. We are led to these reflections by an examination of a new device, or combination of devices, invented by our enterprising fellow-citizens, Messrs. Wickes Bros., of the iron works on Water street, near the F. & P. M. depot. In common with a large number of citizens, gentlemen from Bay City and other places, many of whom are practical mill-men, we yesterday examined at the works of the Messrs. Wickes a new gang-mill, which, though in its individual parts presenting no new principles, yet in the combination of old and established devices, present a gang saw-mill, complete in itself, of a new, novel, and so far as we could judge, eminently practical character, overcoming in its operations many of the objections and difficulties heretofore attend-

ant upon the manufacture of lumber by gangs. The device of Messrs. Wickes is that of a mill complete in itself, unconnected with and unattached to any other piece of machinery or part of the mill (save by the steam-pipe). We can best give an idea of this new gang by the following description. An iron frame of sufficient strength, 8 feet 9 inches by 6 feet 9 inches, in the square of the base, is bolted to a foundation properly prepared. From this base rises a gallow's-frame 21 feet in its extreme height, within whose sides is placed the complete machinery of the gang. In place of running the gang from a crank-wheel on the end of a ponderous main shaft connected with the balance of the mill, as is usually the case, the Messrs. Wickes have placed two perpendicular trunk engines, 11 by 20 inches (with Tremain valves), one under each end of the sash girt, just inside the stiles, the pistons being an attachment of the gate-ends, which are connected horizontally as usual by the cross-bar forming the lower part of the gate, from the centre of which the pitman hangs, as in the old style, but in this case not to be driven by the crank-wheel, but to drive it with its shaft, to which, by the side of the frame, is the machinery which regulates the feed works, which are composed of a horizontal friction of 32 inches diameter, which is run by a friction pulley on its under side, the feed being regulated by the movement of the friction pulley to the center, or to the circumference of the polished circular plate. This feed is regulated by the sawyer from above in the usual manner. The two engines are connected by a single steam-pipe, so that each is served equally, and the exhaust is a single one used in common by both. The plunger is a six-inch hollow cylinder, through which, to the head below where it is bolted, passes the connecting rod which working freely in the plunger, assumes the oscillation necessary for the successful working of the lower slide, the upper being an attachment of the celebrated Barlow Oscillator. In each engine the exhaust can be regulated at pleasure, so as to cause a cessation of the driving power of the steam, but which is calculated to be at a distance of about five inches from the end of the cylinder, so that the piston-head in its further progress is engaged in compressing the steam into a space of about one inch, thus forming an elastic cushion, which receives the jar of the machinery, and in its rebound, aided by the force of the jet of steam now striking upon it, receives a new impetus in its propulsion.

It will be seen that the machine, in its construction, being wholly independent of the frame of the mill, and taking up its own jar or rebound, is far less liable to breakage than it could possibly be under any other mode of application. Ascending to the upper portion of the machine, corresponding with the saw-floor we find several manifest improvements, prominent among which is the device for raising and lowering the rollers to accommodate the varying sizes of the logs, or to enable the sawyer to get at the gate, in hanging or unhanging the saws. This is usually accomplished by a tedious hand-power, consuming much time and muscle. In the machine before us this is done by steam and by means of friction wheels, which work the screw which is applied in the centre of the yoke which holds the roller, as in other mills; it is accomplished in a fraction of the time, and with scarce an effort. The whole machine is under the control of a Judson Patent Governor, of the latest pattern, and is intended to be run at a speed of about 200. To practical mill-men the device of Messrs. Wickes presents features of excellence commending it, in its economy of space and reliability of working to the fullest capacity, at the least expenditure of power and muscle. The machine now on exhibition has been built for the Au Sauble Lumber and Lumber Company. Notwithstanding its immense weight, 35,000 pounds, it can be taken apart in sections, the heaviest weighing only 2,700 pounds, and is easily rebuilt on reaching its destination. We learn that this, being the first machine, was sold at a somewhat lower figure than they will be held at, the price of this one being \$5,250, which is a much lower price than gangs of a less practical character usually cost. We learn that Mr. Seth McLean has ordered one of the improved gangs for his mill, and the works of the Messrs. Wickes are now engaged in its construction. There can be but little question that a large demand will soon manifest itself for them.

It is with great pleasure that we chronicle this invention of so enterprising citizens as the Wickes Bros. have proved themselves. Growing up with our city, they and their works have been identified with its growth and progress. Their works, at the first but small, have increased in extent until they rank first of the kind in the Valley, while the reputation of the proprietors for energy, earnestness, and fair dealing, is not limited to our own city. This, latest of the many improvements in machinery invented or introduced by them, we trust will prove as largely remunerative as it evidently is practical. The works of the Messrs. Wickes

were thronged throughout the afternoon with interested persons, all of whom pronounced the invention an unequalled success.

METALS.—For manufactured copper there has been a fair average demand and a generally firmer market, though holders have met most outlets without great hesitation, and the supply and assortment appeared to be equal to any ordinary call. We quote at \$20c. for new sheathing; \$22c. for yellow metal; and 19¢@19½¢ for old sheathing. American Ingot copper has been rather dull as a rule, and indeed the market was at times almost at a stand, but holders evinced a generally firm and confident tone, and refused all negotiations not looking to full figures. We quote at 22½¢@23c. For Scotch Pig Iron the demand continued some little time following our last, and buyers finally obtained a supply, and business dropped off into a comparatively dull state. The accumulation, however, had become reduced and with no important additions due, holders were quite firm and offered only at extreme figures. We quote at \$33@36.50 per ton. American Pig Iron is firmly held, and sells fairly as compared with the moderate supply available, but a number of orders are unfilled for want of an assortment. We quote at \$26@37 per ton for No. 1; \$34@35 do for No. 2; and \$33@34 do for forge. Bar Iron is in improving demand, and the market firm, being stimulated by an advance abroad, and a reduced accumulation here with some of the mills about stopping work for repairs, etc. We quote from store as follows:—Bar Swedes \$105@120; refined, ordinary sizes, \$80; refined, 1½ to 6 by ½ and 5-16, \$85; refined, 1 and 1½ by ½ and 5-16, \$87.50; refined, 2½ to 3 round and square, \$87.50; scroll, \$100@130; ovals and half-round, \$97.50@122.50; band, \$95; horse-shoe, \$95@100; rods (5-8 to 3-16 inch), \$85@120; hoop, \$105@145; nail rod, per lb. 6½¢. Common Sheet Iron in moderate trade demand and steady, but a very fair supply and assortment offering for the current outlet. Galvanized Sheet in fair request, and former rates current, with now and then a slight gain for quick and liberal buyers. We quote at 12¢@13c. for 14@20; 12½¢@13½¢ for 22@4; 13½¢@14c for 25@26; and 15¢@15c for 27@29, all less 30 per cent. to the trade. Russia Sheet has not moved very freely, but still the demand was pretty good, and with a not very large supply available, the market advanced, closing firmly. We quote at 12½¢@13c. gold, according to number. Pig Lead continues to sell very slowly, and the general market presents no features worthy of special notice, prices remaining as before, with a nominal steady tone. We quote at about \$6.05@6.50 gold per 100 lbs. for common to good foreign. Manufactured Lead without change. We quote at 9½¢ for bar; 10½¢ for sheet and pipe; and 15¢ for tin-lined pipe, all less 10 per cent. to the trade only. Pig Tin is dull, but holders seem to think the foreign advices encouraging, and are pretty firm in their views. We quote, in coin, as follows:—English, 34½¢@25c; Straits, 36½¢@36½¢; and Banca, 40½¢. Tin Plates fairly active in a small way and steady. Zinc in fair trade demand and steady, with sales from store at 9¢@9½¢ for No. 9.

PITCH.—This market rules very quiet and almost nominal. We hear only of occasional small sales at former prices. We quote at: \$3.00 @ 3.25 for city; \$3.12½ @ 3.25 for Southern; and small lots, very choice in a jobbing way, from store, \$3.25 @ 3.35. Receipts for the week, nil bbls; since January 1st, 459 bbls; for same time last year 2,192. Exports for week, 10 bbls; since January 1st, 1,833 bbls; same time last year, 2,970 bbls.

SPIRITS TURPENTINE.—This market has fluctuated widely since our last. Prices then took an upward turn again, and have continued to advance, except at intervals, till the present. The close is not lower, and although lots have been sold from dock at 53½¢ and from store at 55c, lots can be had to arrive at 51½¢ @ 52c. The demand for home use has been good, but exporters have done nothing either in this market or Wilmington. We quote at 53½¢ @ 54½¢ for merchantable and shipping order, and 54½¢ @ 55½¢ for N. Y. bbls; small lots at 54 @ 55½¢, and retail lots from store, 55 @ 56c. Receipts for the week 605 bbls; since January 1st, 38,170 bbls; and for the same period last year, 43,884 bbls. Exports for the week, 174 bbls; since January 1st, 9,456 bbls; and for the same period last year, 12,323 bbls.

TAR.—The market rules very strong with little stock on hand. Sales are confined to home traders who buy, however, sparingly. Sales have been made of Washington at \$2.50 to arrive. We quote, as follows:—\$2.50 per bbl. for North County, as it runs: \$3.62½ @ 4 per bbl. for Wilmington, and \$4 @ 4.25 for rope, and occasionally \$4.25 @ 4.50 for something very choice in a small way. Receipts for the week, 580 bbls; since January 1st, 13,816 bbls; for corresponding period last year, 43,597 bbls. Exports for week, 192 bbls; since January 1st, 7,630 bbls, and corresponding period last year, 13,634.

STONE.—Most agents for the various kinds of stones report favorably upon the condition of trade thus far this season, and seem to be very well satisfied with the position of affairs in general. Of brown stone the calls for all kinds has been fully up to, if not in excess of, an average and still continues good, with most of the quarries producing to their greatest capacity, and some behind on their orders to a considerable extent. The same may be said of the Ohio stone, the sales of which have been quite large this season, with a prospect that builders will call for even larger quantities next year. The New Brunswick building stone has been imported to a fair extent and is still coming to hand. Of granite a goodly amount has been sold, the large sized paving slabs taking an increasing amount of stock. Blue stone in the shape of flagging, curbs, etc., during the early spring and summer months was unusually active, and orders were constantly behind but the demand has partially subsided for the time being, and quarrymen are enabled to give customers closer attention. Some very liberal amounts were sent to Cuba, but we hear of no shipments at present beyond the usual outlet at the southern cities, such as Philadelphia, Baltimore, and Washington. Our city retail dealers do not appear very much inclined to stock up at present, and the corporation contract call, though good at one time, is now somewhat slack, and has been curtailed by the use of patent cement pavements, etc. Prices in nearly all cases may be called steady, and the spring price lists are pretty closely adhered to. On Belgian paving stones the market has been quite irregular this season. During all last winter a large dealer was quietly purchasing all the principal production at \$40 per M for spring delivery on the ground—about the highest figure ever paid during the winter season, and causing some excitement and great expectations among manufacturers, who looked for something wonderful when the weather should admit of the resumption of paving operations. As soon as spring opened, however, the buyer above referred to quickly effected engagements with the principal contractors of New York, Brooklyn, and Elizabeth, agreeing to furnish them with all the stone required at a fair advance over the above cost, and the result was that manufacturers though very firm found only a few buyers, most of whom were so situated as to be forced to complete contracts at an early date, and their necessities induced them to pay extreme rates to the quarrymen, even as high as \$50 per M being obtained in some cases. This demand met, however, no other outlet appeared only a few unimportant paving awards being made from early spring to July and the market became flat and weak. Most of the block makers were without funds, labor, etc., had to be paid for, and finally forced sales commenced, carrying prices down at once with much rapidity, an instance of which may be noted was a Brooklyn contractor bought stock at Hoboken for \$38 per M in the morning and in the afternoon of the same day made additional purchases at \$30 per M. This rate must have entailed considerable loss as the cost of cutting alone had ranged as high as \$23@25 per M to say nothing of the additional expenses of tools, finishing, handling, etc. After this break the production fell off materially, though with a large stock on hand, there was no immediate reaction. About four million blocks was thought to cover the accumulation at that time with an average production of 100,000 per week. Since then the outstanding contracts have absorbed the production and gradually worked down the surplus until at the present writing there is no very large amount available, the outlet is good and the condition of affairs generally more encouraging. Brooklyn and Elizabeth N. J., have been the largest consumers of late, and we understand that the latter city will require additional supplies of considerable magnitude to meet recently awarded contracts. A few loads have gone to Albany this season, but our own and the cities above mentioned offered the best market for stock. Indeed at the close, the awarding of a number of large contracts at all the leading points induces great firmness, and with a small accumulation of blocks on hand, the quarrymen are very stiff in their views, asking from \$40 up to \$44 per M on the ground, and unwilling to engage to deliver any large quantity at these figures.

ALBANY LUMBER MARKET.

The *Argus*' report for the week ending August 22, 1871, is as follows:—

In view of higher prices at the mills and the increased cost of transportation, all kinds of lumber have advanced here during the past week, and our quotations are altered accordingly. Pine tally boards are now held firmly at 20¢@30c.; select sidings, \$40; common box, \$18@22; good box, \$22@25. Hemlock has been advanced 1 cent; boards and joists are firm at 16c.; spruce 10-inch plank, 25c.; do. boards, 21c.; and other kinds in proportion. The present movement in prices in no way arises from a speculative feeling, but altogether from increased cost; and as holders here are not claiming the fall advance in this respect, buyers will no doubt start up and lay in their supplies before there is any further excitement in the market; with still higher freights more activity will likely spring up in consequence. The sales since our last report have been good. The yards are still without their usual stocks for the season, although the assortment is good. Shipments continue equal to the receipts, and thus any accumulation of stock is checked. The tone of the advices from the manufacturing districts is evidently being felt in New York and elsewhere, and shipments made direct through are readily taken up at full prices. Retail yards will have to make up prices to conform to the present state of things. Lake freights to Buffalo have advanced to \$4.

The Chicago Daily *Tribune* reports the receipts and shipments of lumber for the season of 1871 and 1870 as follows:—

	Received feet.	Shipped feet.
1871.....	574,462,000	346,656,000
1870.....	520,855,000	350,504,000
Increase.....	53,607,000	Dec. 3,848,000

The receipts at Albany by the Erie and Champlain Canals for the third week in August were:—

	Bds. & sc'd'g, feet.	Shingles, M.	Staves, lbs.
1871.....	16,231,291	1,059	1,340,400
1870.....	17,101,800	258	823,700

Of the boards and scantling received 10,457,121 feet were by the Erie, and 5,774,170 feet by the Champlain Canal.

The receipts at Albany by the Erie and Champlain Canals from the opening of navigation to August 22d were:—

	Bds. & sc'd'g, feet.	Shingles, M.	Staves, lbs.
1871.....	226,077,691	20,088	7,968,900
1870.....	244,724,600	10,654	11,252,700

Lake freights are \$4 to Buffalo, and \$6@6.50 to Oswego. Canal freights from Buffalo to Albany are \$6 on hard wood and \$5 on soft; from Oswego to Albany, \$3.50.

River and Eastern freights are unchanged. We quote:—

To New York, per M.....	\$1 50
To Bridgeport and New Haven.....	2 00
To Norwich and Middletown.....	2 50
To Hartford and Providence.....	3 00
To Boston, soft wood.....	4 00
To Boston, hard wood.....	5 00
Staves, per ton, to Boston.....	2 50

The current quotations at the yards are:—

Pine clear, 10 M.....	\$53 00@	\$55 00
Pine, fourths, 10 M.....	43 00@	50 00
Pine, select, 10 M.....	43 00@	45 00
Pine, good box, 10 M.....	22 00@	25 00
Pine, common box, 10 M.....	18 00@	22 00
Pine, clap board, strips, 10 M.....	47 00@	50 00
Pine, 10 inch plank, each.....	27¢	42
Pine, 10 inch plank, culls, each.....	26¢	28
Pine, 10 inch boards, each.....	26¢	50
Pine, 10 inch boards, culls, each.....	26¢	21
Pine, 10 inch boards, 16 ft. 10 M.....	25 00@	27 00
Pine, 12 inch boards, 16 ft. per M.....	26 00@	28 00
Pine, 12 inch boards, 13 ft. 10 M.....	24 00@	26 00
Pine, 1½ inch siding, 10 M.....	28 00@	32 00
Pine, 1½ inch siding, select, 10 M.....	28 00@	40 00
Pine, 1½ inch siding, common, 10 M.....	18 00@	22 00
Pine, 1 inch siding, 10 M.....	25 00@	30 00
Pine, 1 inch siding, select, 10 M.....	37 00@	40 00
Pine, 1 inch siding, common, 10 M.....	18 00@	22 00
Spruce boards, each.....	20¢	21
Spruce, plank, 1½ inch, each.....	24¢	25
Spruce, plank, 2 inch, each.....	35¢	40
Spruce, wall strips, 2x4.....	14¢	15
Hemlock, boards, each.....	16¢	17
Hemlock, joist, 4x6, each.....	25¢	38
Hemlock, joist, 3x4, each.....	16¢	17
Hemlock, wall strips, 2x4, each.....	15¢	14
Hemlock, 2 inch, each.....	30¢	34
Black Walnut, good, 10 M.....	70 00@	75 00
Black Walnut, ½ inch, 10 M.....	65 00@	70 00
Black Walnut, ¾ inch, 10 M.....	—	75 00
Sycamore, 1 inch, 10 M.....	38 00@	40 00
Sycamore, ¾ inch, 10 M.....	35 00@	38 00
White Wood, chair, plank, 10 M.....	68 00@	73 00
White Wood, 1 inch, and thick, 10 M.....	40 00@	45 00
White Wood, ¾ inch, 10 M.....	30 00@	40 00
Ash, good, 10 M.....	40 00@	43 00
Ash, second quality, 10 M.....	25 00@	30 00
Oak, good, 10 M.....	40 00@	45 00
Oak, second quality, 10 M.....	25 00@	30 00
Cherry, good, 10 M.....	60 00@	65 00
Cherry, common, 10 M.....	25 00@	30 00
Birch, 10 M.....	20 00@	25 00
Beech, 10 M.....	20 00@	25 00
Basswood, 10 M.....	22 00@	30 00
Hickory, 10 M.....	40 00@	45 00
Maple, 10 M.....	30 00@	40 00
Chestnut, 10 M.....	38 00@	40 00
Shingles, shaved pine, 10 M.....	7 00@	8 50
Shingles, do. 2d quality, 10 M.....	6 00@	7 00
Shingles, extra sawed pine, 10 M.....	5 75@	6 00
Shingles, select sawed pine, 10 M.....	4 50@	5 00
Shingles, sawed, 3d quality, 10 M.....	2 50@	3 00
Shingles, cedar, XXX, 10 M.....	5 50@	6 00
Shingles, cedar, mixed, 10 M.....	4 00@	5 00
Shingles, cedar, No. 1, 10 M.....	—	5 00
Shingles, hemlock, 10 M.....	3 25@	3 50
Lath, hemlock, 10 M.....	—	2 25
Lath, spruce and pine, 10 M.....	2 25@	3 50

MARKET QUOTATIONS.

BRICK.—Cargo Rates.

COMMON HARD.			
Pale, 1000.....	\$5 00 @	5 50	
Long Island, 1000.....	— @	—	
Jersey, ".....	7 00 @	7 50	
North River, ".....	7 50 @	9 00	

FRONTS.

Croton, 1000.....	12 00 @	15 00
Philadelphia, ".....	28 00 @	30 00

FIRE BRICK.

No. 1. Arch, wedge, key, &c., delivered, 10 M.....	45 00 @	55 00
No. 2. Split and Soap, 10 M.....	35 00 @	45 00

CEMENT.

Rosendale, 10 bbl.....	@	1 75
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DOORS, SASH, AND BLINDS.

Doors.—	1½ in. thick.	1½ in. thick.	1½ in. thick.
Size.			
2.6 x 6.6.....	\$1 90 @	\$2 20	\$2 40 @
2.8 x 6.8.....	2 05 @	2 35	2 65 @
2.10 x 6.10.....	2 30 @	2 60	2 85 @
3.0 x 7.0.....	2 50 @	3 80	2 10 @
3.0 x 7.6.....	2 70 @	3 00	3 35 @
3.0 x 8.0.....	— @	—	3 70 @

who claim to make a specialty of just such property, and allege that they have daily inquiries from parties desiring to purchase for cash, largely, and if favored with diagrams they assure the owner that they will be enabled to make prompt sales, etc., etc. Sales, however, rarely occur, although at times blind offers are made, contingent upon some impossibility, and the owner is invited to call in next week, when—Ah,—yes,—when, etc., etc.

Another class of brokers use about fifty different forms of printed show-bills, to meet any distinct class of sale or lease; have them securely posted on the house, and renewed weekly if defaced. They never take any unnecessary trouble beyond answering an inquiry, and make haste to claim the brokerage when the owner has sold it through another broker, who really had customers and did not depend on chance strollers. Still another class of brokers provide large painted signs, of different forms, and, without asking permission, put up signs on each plot of lots. A party visiting the lots with a view to purchase is often surprised at the number of sign-boards; some, by the by, about as large as a cart-wheel. He naturally concludes that the lots are undesirable, and apparently very hard to sell. He doubts his own judgment, and either declines purchasing entirely, or, through extreme caution, bids too low to induce the owner to sell. The truth is that the owner, in most cases, is in ignorance of the fact that any sign-boards at all are on the lots, and, most likely, has never authorized any broker to put a sign on them.

This sign-board business is fast becoming a nuisance, and owners would do well to abolish it altogether. We know where such signs have in numerous instances prevented the sales of the property in question, and we have yet to learn of any real benefit effected by them in any case, beyond advertising the broker.

Buyers of property usually consult with several brokers, to learn the tone of the day, and the best bargains that they can offer in any desired locality; and after that visit the section, examine the improvements, and the actual position of the lot, as respects rock and grade. This last course is absolutely essential, as the owners do not appear to be as desirous as they should be to give all the facts correctly in these respects; and to have to expend hereafter from one thousand to four thousand dollars per lot to remove the rock that is above grade, and to excavate cellars, areas, etc., is no small item.

J. & F. COOK, IRON WORKS,
NO. 122 WEST THIRTY-FIFTH STREET,
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Plain and Ornamental Iron Railings, Doors, Shutters, Area Gratings, Vault, Sky, and Floor Lights.

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The most popular Cooking Apparatus for first-class houses.

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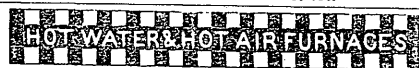
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OFFICE AND YARD, 517 EAST 17TH ST.,
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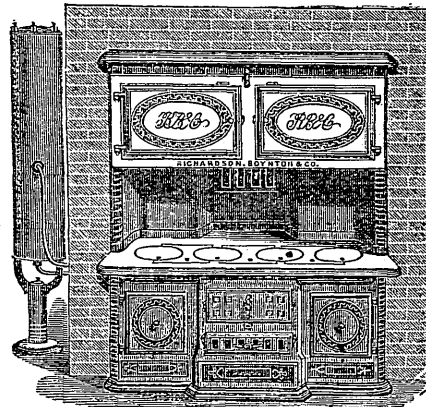
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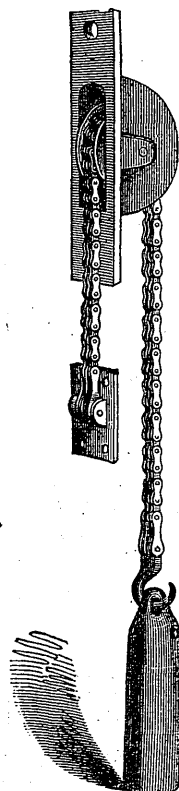
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