

# THE RECORD AND GUIDE.

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TERMS:

**ONE YEAR, in advance, SIX DOLLARS.**

Communications should be addressed to

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*Subscribers will be served to-day with a fourteen page supplement containing an Index of all the Conveyances and New Buildings given in this publication during the past six months. This will be specially valuable to those who have bound files, for, instead of hunting through the twenty-six numbers, a reference to the Index will show the page on which will be found all the sales and building improvements within the past half-year. The increase of advertising favors limits our reading matter to-day, and crowds out much that is interesting in the way of news and comment. We furnish forty pages in addition to the fourteen of Index, making fifty four pages in all. The increase of business, as well as the growth of THE RECORD AND GUIDE, is shown by the fact that our first Index occupied only four small pages. Bound covers for files can be procured at this office for one dollar each.*

We have said all along that January would be a better month for the bulls than was December, and so it is proving. Still the advance made during the past week has not a wholesome look. The market has been openly manipulated by Jay Gould and W. H. Vanderbilt. This is only a variation of the pugging process of last spring. There is no new factor at work to advance prices. At the same time stock are undeniably low, and for those who have money to invest are a purchase. But we will see lower prices before the spring is over.

There ought to be no delay in forwarding the bill of the Land Transfer Reform Association to Albany. It is a very formidable document, and will be subjected to a severe scrutiny from a legislation of lawyers. The bill provides that the commissioners to carry out the law should be named by the Chamber of Commerce; but clearly this should be the work of the Real Estate Exchange and Auction Room (Limited). To these commissioners, by the way, should be intrusted full authority for carrying out this reform. Mr. Olmstead's bill subordinates them to the officials who, if they have their way, will never complete the reform. The new Real Estate Exchange will be derelict in its duty if it does not follow this matter up closely at Albany.

The bills introduced by Senator Robb in the State Senate and Assemblyman Roosevelt in the lower chamber, depriving the Aldermen of all power to interfere with the appointment of heads of departments by the Mayor, are at least indications of good intentions on the part of some of our legislators. Let our citizens now bestir themselves and bring a pressure to bear that will get this vital reform carried through. There is no hope for good government so long as the Aldermen have the confirming power. Their interference makes it impossible to hold anyone responsible for inefficient or corrupt conduct of the various city departments. Of course, the bills introduced will be amended, but the experience of Brooklyn should be worth something in giving us a good working charter. Should the Mayor to be chosen next November have real authority it would lead to an exciting struggle, but we have no doubt but that the chief magistrate chosen would be worthy the city. Our Mayors, of all parties, have generally been intelligent and well-intentioned officials; it is the Aldermen who are always bad.

Reporting is a lost art in the New York newspapers. Judge Barrett, author of the "American Wife," lately produced at Wallack's, delivered an address before the Nineteenth Century Club last week on the "American Drama," and he was followed by Chauncey M. Depew, A. B. Cauzaran and other notable personages. The discussion was brilliant, and every word uttered would be eagerly read, not only by members of the dramatic profession, but by every theatre-goer. The subject matter was of the highest interest to the readers of newspapers. But beyond a few lines given to Judge Barrett the matter was ignored by our badly-edited journals. There is a singular lack of intelligence in the way the

news is furnished by the daily press. Instead of cheapening the price of their issues it would pay our daily papers to report the important matters which are now entirely overlooked. The *World*, when Manton Marble was its editor, found it profitable to give full reports of the meetings of the Boston Radical Club. It found a large audience also for John Fisk's lectures on philosophy. Huxley's "Protoplasm" necessitated a large edition of that journal. But the newspapers of to-day seem afraid to touch any theme not suggested by the politics of the day or the proceedings of the law and police courts.

Should a convention of the representatives of North and South American countries be held at Washington towards the close of this year, as suggested by Senator Sherman, it might have important consequences anent the silver question. While Asia uses silver money exclusively, North and South America produces almost all that is used in the commerce of the world. An agreement by the convention to coin silver at a fixed ratio with gold would raise the price of that metal, especially if Canada would agree to enter into the arrangement. The use of silver would help us in whatever trade relations we might make with Mexico, Central and South America, for in all these countries silver is the sole unit of value. Our manufactures would find better outlets in those countries and in Asia than in Europe. This is a matter worth thinking about.

## The Mutual Building.

This towering structure seems to be virtually completed as to its outside by the erection of the cast-iron parapet story. At any rate, whatever may be added to it will only alter its aspect in a distant view, since the parapet story itself is scarcely visible from the other side of any one of the three streets on which the building fronts. Architecturally, therefore, Mr. Clinton's work can be discussed as well now as hereafter.

No matter how good his building might have been, it was foredoomed to be ineffectual by the shortsightedness of his clients in determining to erect so lofty a building on such a site. Everybody sees, now that it is done, what a folly it is, but that was easily seen beforehand, and was so seen. The main cornice must be not far from 100 feet from the ground, and Nassau street, on which is the principal front of the building, cannot be more than forty feet wide. When it was laid out, it was expected to be bordered with buildings two stories and a-half or three stories high, and it is stunted even for buildings of that class, and here, on one side of it is an eight-story structure. The widening of the street was urgently needed even while five stories was the limit of the buildings. The Mutual Company have at once rendered the widening far more necessary and far more difficult by setting this towering palace in this alley. If they had bought two lots in the rear of their plot and set the building back by that distance, leaving it of the same dimensions, they would have gained the cost of the improvement in the superior convenience of their building, besides rendering the architecture visible. Practically the result of this folly will not be realized unless the owner of the property opposite takes it into his head to build another eight-story structure, as he has a perfect right to do, and takes for the back of his building the light which the Mutual people now get over the roofs from the west. But architecturally the folly is vividly evident, and there is probably nothing so absurd as the relation of the new building to its surroundings to be seen in any other city in the world. Certainly such a sight cannot be seen in any city in which these things are regulated by law (instead of being left to what is fondly imagined to be the good sense and consideration of individual builders.

The new building, then, is not effective, and would not be effective, no matter how well it was designed. What can an architect do with a front of which the cornice can only be seen in a front view by backing away as far as you can get and throwing your head back to look at the cornice which even then is at an angle of eighty degrees from the point of view. It is impossible to judge of a composition in this violently foreshortened condition or to form any reasonable estimate what it would look like if you could see it. The unfortunate designer has tried to give us something to look at by withdrawing the centre of the principal front as much as he dared, making up for his temerity by projecting a two-story porch, as it appears, beyond the building line. But with all that he could do the possible recess is so slight that, although it makes one's neck ache rather less to look at the centre than to look at the wings, the projection is not effectual, and the main advantage resulting from it is a better detachment of the porch. This is almost the only feature in the building that can be tolerably seen and it is an effective feature. It would, we think, be better, as indeed would the whole building, if the basement and first story had been built of the light sandstone of which the other stories are composed. The granite can scarcely be needed for strength, since the granite piers stand upon brick piers of their own area, and the contrast between the cold gray of the granite and the warm gray

of the sandstone is not pleasing. The first story of the porch is a pair of massive granite piers laid in blocks, alternately faced with prisms and polished, enclosing a pair of polished granite columns; in the second the place of the piers is taken by sandstone piers, covered with rich Renaissance ornament, and having for capitals human heads, of various types, a questionable architectural decoration very well executed.

The corners of the building can also be seen and seen all at once. They are rounded and recessed between pilasters—a mode of treatment which tends to weaken rather than to reinforce them—but the openings are deep, the detail is good, the ornament, as everywhere else in the building, is elegant, though chosen from a very limited repertory, and is well adjusted in scale, and under the cornice is an elliptic window corresponding to the half-story above the transom of the arches in the main walls; and altogether the effect of these features is good also.

As to the rest, it does not much matter so long as there is nothing outrageous, and there is not. The composition vertically begins with a story and a half of granite pier with large openings divided by iron transoms at the floor line and iron mullions, and then two stories of square headed openings in sandstone with sandstone mullions. In the Nassau street front the projections at the ends are each of two bays, with two windows in each bay, the bays formed by pilasters running through the two stories, and carrying a heavy entablature. In the recessed centre the place of these two stories is taken by a large arch on each side of the porch with a mezzanine floor at the level of the transom. Above this the same division into bays continues, and is marked by pilasters running through the four stories—or three and a half—of which this division consists, the upper story here again having its floor at the springing of the arches turned between the pilasters. Each side is of five bays, similar in treatment to the front, but plainer, and stopping the pilasters at the spring of the arch, a rational treatment which might equally well have been applied to the front, where they run through to the cornice. The cornice is richly modillioned and well proportioned to the building. The cast-iron story does not count in the near view, except enough to make one wish that the owners, after spending all this money, had carried out the work in stone like gentlemen. In the distant view over the roofs of other buildings, or from the sides, it counts enough seriously to injure the look of the succession of wide arches under the cornices, which would otherwise be very effective.

The new building has more of a Parisian look than almost any other building in New York. Part of this it owes to its material, a light sandstone not far from the tone of the Paris street fronts, but more to the moderation and careful adjustments of the detail in design and its precision in workmanship. It is good enough to make us wish we could see it better, whereas most new buildings are too visible for their own good; and after condoling with Mr. Clinton on his problem, one is inclined rather to congratulate him on the manner in which he has dealt with it.

Judging from the number of passengers carried by the elevated and surface roads during the past year, the population of this city must be increasing at a very rapid rate. The number of fares paid on the surface roads in 1883 was 116,065,223, and on the elevated roads 92,124,443, a total of 208,189,666. This shows an increase over 1882 of 17,350,452. The number of passengers carried in 1880 was 154,734,498, or 128 per head of the population, which then stood at 1,206,590. Should the proportion be the same in 1883, the population at present would be about 1,626,481, being an average increase per annum since the census of 1880 of about 106,630 persons, which will probably not fall short of the mark. The death rate is often a good criterion whereby to judge of the increase in population, but last year the number of deaths were only 33,982, a decrease compared with 1882 of 5,295. The past has been an unusually healthy year, to judge from the vital statistics, and they are therefore not as good a basis as is usually the case for determining the actual population. The travel on the various elevated and surface roads no doubt tells the true story of the great increase in the number of inhabitants, and while the population may not be 1,626,481, there can be little doubt that it exceeds the very moderate estimate of the Board of Health—namely, 1,350,000.

The amendments proposed to our land laws by Dwight H. Olmstead, on behalf of the Bar Association, are commented upon in an article which we reproduce from the *Daily Register*, which represents the legal interest. The lawyers are divided as to the advisability of any action in the matter. Fair-minded, liberal members of the profession acknowledge that some reforms are demanded to relieve real estate of unjust burdens and put a stop to wasteful and needless litigation. Other lawyers, again, fear that if reforms are not effected a title company will step in and cut off all their emoluments from real estate, as has been done in Baltimore and Philadelphia. The more shortsighted and selfish of the members of the profession are, of course, bitterly opposed to any reform, because they think it would interfere with the income

they now derive from the litigation in real estate, due to the artificial uncertainties made by the law in the matter of titles. Mr. Olmstead's bill, referred to by the *Register*, is intended to satisfy the best class of lawyers. All the leaders of the bar are being consulted as to its provisions. It is clear, however, that real estate owners and dealers, as the persons most interested, should not only carefully scan the provisions in Mr. Olmstead's bill, but should watch the measure at every stage in its passage through the Legislature. This is a fine opening for the Real Estate Exchange to make its influence felt in the right direction. The Exchange itself will never fulfill its mission until real estate is as easy and cheap of transfer as personal property. Deeds and guaranteed titles should be as available as bonds or stocks for a bank loan. When this is done a mighty revolution will have been effected in the whole conduct of business. The legal profession will not give up the power it now has of taxing real estate for the benefit of its members without a struggle. This is a vital matter to the promoters of the new Exchange, for were realty mobilized by being made ready of sale it would add immensely to the number of transactions and relieve business by making real estate available as an asset in times of distress.

### Our Prophetic Department.

INVESTOR—So you are a pronounced bear, Sir Oracle, on stock values. You think the market is going to the "diminution bows?"

SIR ORACLE—Now, don't misunderstand me, please. I have said that the business of the country is in a bad condition—that the laboring classes are being thrown out of employment and that wages are being cut down. I showed, or tried to show, that the man who has money would be better off in the near future than the one who has goods. I think general trade will be unprofitable for some time to come. One ominously bad sign is the falling off in the patronage of our hotels. Our city hostleries for years have been overcrowded. They not only charged big prices, but obtained them. Now one hotel has led the way in cutting down prices, and all complain of vacant rooms and poor patronage. This shows that not only are the mercantile public not traveling, but that they are determined to save in their hotel bills. But it does not follow from this state of affairs that the stock market is to remain much longer under a cloud.

INVESTOR—What; if the business of the country is bad—if there is a general shrinkage in prices—if the working people are in difficulty, can it be that the stock market is not also affected?

SIR O.—It must be very clear that stock figures are nearer the bottom now than they were two years ago. A list of twenty of the most active and substantial stocks on the list show a shrinkage of over \$440,000,000 in market value, with scarcely any decline in the dividend paying power of the securities. Indeed several of them, such as Western Union and Missouri Pacific, have increased their dividends since the shrinkage commenced. Now stocks may go lower, we may indeed see a partial panic some time this spring, but I cannot believe that railway properties which pay six, seven and eight per cent., and which sell under or near par, are good subjects for bear attacks. If New York Central cannot earn more than six per cent. I regard it as cheap at 115, and Lake Shore is worth par even if it could not pay more than five per cent. Wall street, I think, has almost fully discounted the damage likely to occur to first-class railway securities by the paralleling of rival lines.

INVESTOR—Yet, you still say that general business is likely to remain depressed for some time to come. If this is so will not Wall street sympathize with the rest of the country—in other words, do not all prices go up and down together?

SIR O.—Not at all; the movement upward or downward is never simultaneous. The causes which affect prices are like stones thrown into a lake—the movement is communicated from one point to another, and time is required for the disturbance at the centre to be felt at the circumference. Now, the stock market always happens to be at the centre of new movements in business. The first throbbing of the new life in business was felt in the stock market, in 1870, and the fever of speculation raged in Wall street for a year and a half before it reached other departments of the business world. Land and labor were the last to feel the upward surges of this movement. Now, I believe, the circle is complete, and, barring disaster of some kind, I think that stock values will harden from this time forth. I mean, of course, in a general way. Yet it is not improbable that the process of liquidation may some time this spring bring us to the lowest range of prices yet reached.

INVESTOR—How about governments? Will they maintain their extraordinarily high valuation compared with their interest-bearing capacity?

SIR O.—It is very clear to my mind that either governments are too high or good railway bonds and shares are too low. It is absurd to suppose that a three per cent. government bond should be selling above par and an eight per cent. stock like Lake Shore in the nineties. There are plenty of almost absolutely certain securities

which would pay six per cent., and these must grow in favor. No, I am no longer a bear on stock values, although I think that trade will continue bad; that the price of house property may fall off, and that rents may be somewhat lower this spring than they have been.

INVESTOR—But I thought you held to the view that the gold unit of value was bringing down prices all over the world.

SIR O.—And so it is; but there are exceptions. It has not reduced the value of governments in any country, or of good bonds, debentures or shares, for these represent properties in which the interest is reasonably certain; and that interest or dividends being payable in gold, the owner gets the advantage of the appreciation of the yellow metal. Debt obligations of any kind which can be converted into gold will steadily appreciate when all other prices are shrinking.

INVESTOR—The outlook, then, is reasonably good for holders of securities?

SIR O.—The money lending, money owing and creditor classes, when the assets are good, will all profit by the appreciation of gold, which is now showing itself in the depreciation of everything which it measures. I do not think that anyone who has money to invest will loose in the purchase of securities at present prices and then keep out of debt.

### A Gold and Silver Currency.

Certain misleading Eastern papers, when it was announced that Mr. Buckner, of Missouri, was made chairman of the Bank and Banking Committee of the House of Representatives, made haste to denounce him as an inflationist and an unsafe person to deal with so important a subject as banking. But Mr. Buckner, it seems, believes in hard money, objects to the legal tender quality of the greenback, and is desirous that if any change is made it should be in the direction of using more gold and silver in the general business of the country.

The writer of this article was the chief executive officer of the Bullion Club, and as such prepared a memorial to Congress three years ago asking for the withdrawal of all greenbacks and national bank notes under the denomination of twenty dollars, the object being to permit a greater use of gold and silver small coins in the trade of the country. Rufus Hatch, John McGinnis, Brayton Ives, and other leading members of the club were earnestly in favor of this proposition, which did not look to any contraction of the currency, for the notes withdrawn were to be reissued in larger denominations. But it was regarded by the club as an anomaly that a nation producing half the gold and silver of the world should use paper almost exclusively in its retail traffic, while France, Great Britain, Germany, and other nations, which produced no bullion, encouraged its production and coinage by using it exclusively in all minor trade transactions.

An effort was made to get the support of the New York press to this proposal of the Bullion Club, but not a word would they say in its favor. The memorial was presented to the Senate by Senator Roscoe Conkling, and in the House by S. S. Cox. It was referred to the Banking Committee of the latter, which reported adversely, and there the matter dropped.

Mr. Buckner is now about to introduce a bill embodying the views of the New York Bullion Club. He proposes to withdraw all greenbacks under the denomination of ten dollars. As the lowest national bank note is five dollars, should Mr. Buckner's bill be carried, there would be an opening for \$56,000,000 of gold and silver coin of a less denomination than ten dollars. The only excuse for the one and two dollar bills has been their usefulness in paying for packages and newspaper subscriptions by mail, but the new postal notes are adapted better for this purpose, as fractional sums can be sent when called for.

At present the great bulk of our gold coinage—nine-tenths, in fact—is in twenty-dollar gold pieces, and is intended for the use of bankers who expect some time to ship them abroad when the balance of trade is against us. Our non-use of gold in general trade, of course, makes that metal less valuable with us than it is in other countries. In other words, it is put to one more use amongst the nations of Europe than in the United States. Were gold and silver used exclusively for minor dealings, and bank bills and greenbacks employed only for large transactions, our bullion coinage would be utilized and another check be put to any drain of the precious metals to other countries.

The banks are now being forced to withdraw their paper issues. Why not take advantage of this chance to use gold and silver exclusively? The gold note and the silver certificate are the most perfect currency ever invented. They represent their face value in gold and silver, dollar for dollar. We would draw specie from all parts of the world were we to adopt this policy. In France, with a population of twenty millions less than our own, there is five times more gold and silver in circulation; yet France is a non-producer of bullion, while half the output of the world comes from mines within the limit of the United States.

Mayor Edson's message is creditable to him. He calls attention to a gross abuse in the Tax Office in the unequal valuation of real estate. He is quite right in objecting to spring elections and in demanding such reforms in the city charter, as well as lodge authority and responsibility in the hands of the Mayor.

Mayor Low's message shows that Brooklyn has the same problems to solve that so vex New York. With a very few changes the document, apart from the figures, might have been signed by Franklin Edson instead of Seth Low. What, by the way, has become of the discussion touching the desirability of uniting the two cities under one administration? The bridge has been called "the umbilical cord" which unites the mother and daughter cities. Both would gain if they had one common head and a local legislature, whose sway would extend to each side of the East River. On the subject of rapid transit Mayor Low correctly states the problem when he says that the system of elevated roads will not be complete until a passenger in any part of Brooklyn can ride continuously to any part of New York and *vice versa*. When in this way the two cities become one the difficulties which now beset annexation will seem puerile.

### The New Aqueduct and the Annexed District.

Ex-Judge A. B. Tappen, who is a resident of Fordham, was asked his opinion about the new aqueduct and the recent appointment of Mr. Baldwin as one of the Commissioners.

"I think," said the Judge, "that Commissioners should be appointed who have not too much private business to attend to. The Mayor, Comptroller and Commissioner of Public Works have such official cares that they cannot give proper attention to the details necessarily involved in the construction of this great aqueduct. Hence, I think that the other Commissioners ought to be persons who could devote their whole time to it. Mr. Baldwin may be so situated. I hope he is."

"Do you favor the recent change of the route?" asked the writer.

"Yes; I think it was judicious, although the line is longer; but, then, the land to be condemned is not so costly."

"What do you think of the Ramapo scheme?"

"Well, if we keep on wasting water as at present, in a few years even the new aqueduct will not supply us with a sufficient quantity for the needs of our growing population. For my own part, I think we have water enough without a new aqueduct. We use one hundred million gallons daily; that is, ninety gallons for every man, woman and child in the city. About one-half of this water is wasted. A meter system, which would force every family and factory to pay for what they use, would reduce the consumption over one-third. I slept in a house last night in which there were nine faucets on one floor. Many of these in different parts of the city are kept open day and night, and what would make a river of water is drained away daily. I know the cry is we cannot have too much water, and so we must go to the expense of building another aqueduct, which, when finished, will deliver three gallons to every one now supplied. I think the Commissioners should recommend measures to the Legislature to put a stop to the waste of water."

"How about the Suburban Rapid Transit Road in the annexed district? When will it commence operations?"

"The company have been at work three years, but I know nothing of its actions except from common rumor. A bridge is to be constructed across the Harlem River at Second avenue, but it is believed it is to be for the benefit of the New Haven Road. The people in the central portions of the Twenty-third and Twenty-fourth wards cannot understand why the Suburban Rapid Transit route does not include Third avenue, on the other side of the Harlem River. An elevated road there would be immediately profitable."

"Mr. Samuel L. Filley, the president of the Suburban Rapid Transit Company," replied the writer, "tells me that a line up Third avenue in the Twenty-third Ward would ruin the company, as an elevated road would injure property on an eighty-foot street, and so involve claims for damages. Hence his anxiety to get away from thoroughfares already built upon, so there can be no injury to property."

"Judge Angell tells me that the Third avenue owners all agreed to make no claims for damages if an elevated road was built on the line of their street. This consent was given in the interest of a rival rapid transit scheme."

"Why was it not successful, then?" asked the writer.

"Because there was no possibility of getting a bridge across Third avenue, and hence the money could not be raised."

"How about parks in the annexed district?" queried the interviewer.

"Well," replied Judge Tappen, "the Commissioners have prepared a report which is to be sent to the Legislature in a few days. Their recommendations will probably be adopted, provided the acquiring title to the proposed purchases does not cost too much. The new parks will be of little or no value to anyone for several years to come, but provision ought to be made for the next generation. See how badly New York city is off for breathing spaces. In any properly built city there ought to be a good sized park within twenty minutes' walk of every house. The parks in the annexed district should be inclosed, but very little money need be spent upon them."

### Millbrook Drains.

Notice is given that the bill of the costs, charges and expenses incurred by reason of the proceedings in the above-entitled matter will be presented for taxation to one of the Justices of the Supreme Court, at the City Hall, on the 14th day of January, 1884; and that the said bill of costs, charges and expenses has been deposited in the office of the Department of Public Works, there to remain for and during the space of ten days.

### Home Decorative Notes.

—Correct taste can only be cultivated by incessant study, it is only knowledge that enables us to form a perfect judgment with respect to beauty and fitness, patience is required, and we may try numberless different schemes without touching upon one which is apparently successful, there are also many prejudices to overcome, but with constant perseverance we can occasionally look back through life and find that many have been dropped by the way.

—The opalescent glass with gold or silver plating forms a very showy and beautiful wall decoration, and for the panels around a fire-place it is extremely effective, as the silver plating at the back reflects the light, thereby making all the opalescent tints visible.

—The hanging crescent basket is a most graceful holder for either fresh cut flowers or growing grasses.

—Shell shaped baskets of silver or gilt and filled with flowers of one color are much used for table centre pieces.

—Fashion has certainly given a wonderful fillip to art needlework during the past few years; every now and then strange and curious designs and styles greet the eyes. Quite an original piece of work has recently been executed by Haas & Wirland, of 1295 Broadway, the article is a piano stool in representation of a mushroom, the seat of the stool is made of white velvet, with a very delicate and odd bit of embroidery in gold cord placed upon one side, the stem is of olive green plush and rests upon a base formed of olive plush, from which springs two or three mushrooms of tender growth.

—The looking glass is not in itself a beautiful object, it is even unpleasant in large masses, a very great improvement therefore may be obtained by painting on the glass and frame at one side a branch of blackberries with leaves, flower and fruit; apple blossoms are also very delicate and graceful.

—The exquisite *bonbonnières* are works of art and supreme elegance; branches of the cherry tree in flower and fruit, apples, peaches and plums with silken bags attached, are wonderfully attractive. The satin jugs of red, blue and yellow; Sedan chairs of pink satin, with attendants gorgeously appressed, gauntlets and helmets of steel, in fact every possible design is brought into requisition to entice the bonbon lovers.

—A combined paper weight and inkstand is a bronze mat upon which is seated the cunning Jocko, holding within his paws his favorite fruit, the walnut, which opens with a spring and discloses a receptacle for ink.

—A small piece of camphor placed in cotton flannel bags, in which silver is put away, will prevent the articles from losing their brilliancy.

—Two Japanese fans of bright colors, opened wide and fastened together in the centre by a knot of ribbon, serves quite effectually to brighten side walls or give color to dark corners.

—A very beautiful and extremely delicate design for a royal blue plush table scarf is the clematis flower, a very realistic effect is produced by forming the flowers with arrasene, cutting each end and fastening it in the centre by small yellow stitches in yellow flosselle, or, if you prefer a tiny gold bead, the latter is quite effective.

—A very striking and picturesque floral decoration is a large panel made of red and yellow tulips, bordered with ivy leaves.

—Strange, extremely odd and startling designs are constantly being originated for the heads of canes and umbrellas. The skull head, carved in white ivory, which, by simply touching a spring, causes the eyes to roll, mouth to open and tongue to protrude, is novel, indeed. A pretty design for an umbrella handle has a bird's claw in gold, clasping an ivory ball. The Kate Greenaway figures, delicately carved, are also much used for ornamentation. A large assortment of these goods are shown by Linke, of 1188 Broadway. This firm also offers a fine variety of stationery and a large collection of artistic articles in ivory; paper-knives, massive in size and in shapes of poignards, sabres, daggers, etc., with the wood colors and delicate amber tints.

—White eider down flannel, embroidered with bunches of forget-me-nots and tied about the stems with a bow of blue satin ribbon, is exceedingly delicate and pretty for a baby's afghan.

—Sham towels are made of fine linen or damask and embroidered across each end in outline work, groups of flowers or figures, finished with drawn work and tied fringe.

—The plain effects of a bedroom mantel may be improved by hanging in the centre a round or square bevelled mirror, with a frame of oak or plush, and on each side, a trifle above, place small shelves for vases, bric-a-brac, etc.

—The small round or square brass-legged tables are fashionable upon which to serve afternoon tea.

—Oyster plates are quite out of date, as the bivalve is now served upon the shell and imbedded in ice and celery, with a piece of lemon in the mass.

—The taste in furniture changes, as in bonnets and gowns, for the simple reason that taste and fashion have grown to be synonymous. At the rooms of H. B. Herts & Son, of 747 Broadway, many elegant and tasteful designs in upholstery are offered; a variety of curtains, draperies and table covers, richly ornamented parlor tables, with odd shelves for bric-a-brac, mahogany hall seats, upholstered in choice designs of illuminated leather, and exquisite sets of dining room chairs and tables of oak and mahogany.

—In selecting a carpet or paper for a room choose a medium tint, as dark carpets and walls absorb the light and give the room a gloomy appearance.

—The display of silverware on the modern dinner table is not so great as during the past few years, all high pieces are banished to the silver chest, as the latest freak is a flat dinner table; the display now consists of Dresden and Royal Worcester vases, choice chandelabra of china and beautiful specimens of glass.

### The Commercial Blunder of a Century.

The rapid increase in the number of vehicles in the streets at the lower end of the city is a matter of common observation. Blockades, even in fair weather and without the intervention of the snow, are of daily occurrence; and horse cars standing like a continuous train almost a half mile long, on some of the west side streets, form such familiar spectacles that they are hardly observed. The blockade, also, of the sidewalks by goods in every conceivable form of package is only another sign of streets becoming altogether unequal to the enormous traffic which they must accommodate.

The cause of this constantly increasing difficulty is of course easily explained. Business can expand only in a single direction, and against any movement in this direction all heavy business shows a decided tendency to resistance. But this, unfortunately, is not our only nor greatest evil. While the area of traffic remains restricted, and the streets fail to expand to make way for the countless and rapidly increasing total of vehicles by which they are thronged, our methods of handling merchandise within the city do not improve. During the past fifty years we have made no substantial advance. We adhere, as closely as possible, to the original custom of locating warehouses, wholesale or retail, here, there and everywhere, without regard to fitness or convenience, and of carting goods from pier to warehouse, and from warehouse back again to pier, whenever they are to be started anew over some line of transportation. Surely if Washington Irving was a true delineator of ancestral customs the original settlers on Manhattan Island must have invented these elaborate methods, and we have been careful to maintain them as a very precious inheritance.

As the case stands at present, the grant of eminent domain over the water front was about the worst misfortune that has befallen New York during its entire municipal history. This water front is nobody's property. The city itself, crippled by the honest demands of municipal government, superadded to the dishonest exactions of political rings, has never felt able to take the responsibility of any comprehensive plan of water front improvement, and the riparian owners have possessed neither the power nor the confidence to act in their own behalf. A bundle of legal complications, and the worst dock and warehouse system in the world, are, therefore, the only products of the act which delegated the power of controlling our water front to hands by whom it has been ignorantly and unskillfully wielded. Innumerable schemes for remedy have been suggested. It is not very many years ago since a syndicate proposed to take the water front property from the city, and, acquiring also all private rights, create a symmetrical dock system through which we could have been relieved from our present embarrassments. But this plan, like all other suggestions, came to nothing; and the muddle of conflicting claims and interests grows constantly more and more difficult of adjustment.

There is too much reason to fear that it is now too late to secure the improvements that New York needs as a means of maintaining her supremacy as a shipping point over Brooklyn and other sections of the harbor. Not one package of merchandise, unless demanded for the local trade, should ever be seen upon the streets of the city. Yet a half square mile of drygoods, more or less, intended for distribution to all parts of the Continent, are collected in one section of the city, the section where a short water supply creates a chronic condition of fire panic. This seems very stupid; but drygoods are only one description of merchandise among the variety that goes to make up the total of our export and import trade. Were it not that Brooklyn, and the railroad corporations that find their terminal points in Jersey City, have come forward and taken a large proportion of the heavy merchandise off our hands, monopolizing completely the handling of many articles of commerce, we might look to see men rolling great hogsheads or barrels of sugar, flour, bacon, etc., up to warehouses located, perhaps, along Broadway, only to be rolled down again when the merchant or consignee who has the goods in charge finds a customer in some distant city or port.

Will it be possible now to secure a system of warehousing so intimately connected with the piers that the cartage of merchandise only in process of transportation through the city can be rendered unnecessary? Complaint is made by shippers that the sectional docks on the East River occupy a great deal of valuable space, which should be devoted to the uses of commerce. This is undoubtedly true; but the space which they cover represents only a small part of the valuable surface wasted along the water front. A possible half mile of storage warehouses are found to the southward of those docks; but elsewhere, all the way to the Battery, drinking saloons, restaurants, cigar stores and other small establishments monopolize the space, while the upper floors of the buildings are used for offices, or even barber shops and workshops, as foreign to the business of transportation and storage as though the location were a thousand miles inland from any navigable stream. If you extend your observations along the Hudson River you witness an almost precisely corresponding spectacle. The water front everywhere would impress the stranger with the idea that the city of New York is an immense bazaar or market for small tradesmen, but doing little at wholesale. Added to the waste of space which is witnessed on every hand, the Belt Line Railroad, pronounced a nuisance by all shippers, helps to make a passenger thoroughfare of streets which should be given up exclusively to freight transportation. The failure of the Dock Department to improve the water front between Grand and Thirty-fourth streets adds, also, to the clutter and confusion of that section of the city.

The remedy for all these evils is now more easily suggested than applied. Warehouses, resting on a foundation of piers, could be constructed over our river streets, thus preserving them as a means of communication along our river front, while reclaiming the space now wasted by an improvement not in any respect ornamental. This is the suggestion of a prominent officer of the Maritime Exchange, familiar with dock systems at home and abroad, and it seems to be about the only means remaining for the treatment of thoroughfares which are proving to be an obstruction rather than a benefit to the city. But the cost of the improvement would be very great.

too great to allow it to be undertaken by the city; and the best means of securing the object would probably be found in the adoption of a general plan which private enterprise could be trusted to bring to perfection in the course of time. The city could purchase the franchise of the Belt Line Railroad, and allow the tracks to be used for the transportation of merchandise.

But one thought, a result of a careful study of our water front situation, occurs here, and it makes the adoption of any comprehensive plan of improvement in New York seem for the present improbable. The water front available for the service of New York commerce seems almost illimitable, and over very long lines, at this time unoccupied, the title may be had for the asking. On the Long Island shore it extends all the way around to Coney Island, and it is being so rapidly improved in that direction that the day does not seem far distant when the improvements will have reached their objective point. Application for water rights reaching as far south as Fort Hamilton are even now being made, and when the people of Brooklyn apply for water rights they generally mean business. But even Long Island is not the only nor the best field of operations. We have seen recently on the north side of the entrance to the Kill Von Kull a supplementary port spring into being for the handling of one single product, petroleum. There, twenty-five to thirty great ocean-going ships may be seen at all times awaiting or receiving cargoes. But this is only the beginning of a movement. Just across the channel from this new Port Petroleum lies Staten Island, a segment of the metropolitan circle which, with the adjacent shore of New Jersey, offers within less than an hour's ride from the Battery, more than twice the extent of water front now improved throughout the entire Port of New York. This water front, too, is more cheaply connected with the great railroad system of the country than the portion of the harbor that lies to the eastward of the Hudson River and the Narrows, and it is, therefore, more susceptible of being turned to the account of economy and despatch in handling merchandise. Eventually, the Narrows must be tunneled, and this work will help to place Brooklyn on a par with Staten Island in point of accessibility; but at present she shares the disadvantages of New York. In both cities the large capital required to improve the water front is a serious handicap at the start, and the inefficient means of handling merchandise is the cause of additional expense and a great deal of delay.

What it would be worth while for New York to undertake, as a means of clearing her streets and adding to the comforts of metropolitan life, is another question. Nature has evidently decreed that, outside of our shipping offices, she shall not have a monopoly of the commerce of the port, but while the great body of her shippers, taught by experience that their profits depend only on cheap wharfrage and warehousing, without regard to location, may have become indifferent, the popular feeling would favor an effort at improving our water front in the interest of the city at large.

### More Rapid Transit.

The Rapid Transit Commissioners are in Chicago, inspecting the cable system there, but will be at work again in New York next week. Before they left, Mr. John J. Macklin appeared before them to advocate additional elevated road facilities up town. The route suggested would skirt the west shore of the Harlem River until it intersects what would be the line of One Hundred and Sixty-seventh street if extended, and, running westward, pass over the Croton Aqueduct and under Edgecomb road to Tenth avenue in a curved line to One Hundred and Sixty-ninth street and Eleventh avenue, from there going north to One Hundred and Eighty-first street, and, turning westward, pass along One Hundred and Eighty-first street to Kingsbridge road. From that point the line will run along Kingsbridge road to Kingsbridge. A branch road beginning at One Hundred and Eighty-first street and Eleventh avenue and running to and over the proposed suspension bridge over the Harlem River at One Hundred and Eighty-first street, was also suggested as part of the general plan. But while they are about it the commissioners would do well to propose a scheme for the whole city, embracing the water front, the cross streets down town, as well as additional facilities up town. A passenger should be able to ride to any part of the city on one ticket.

### Contractors, Take Care of Your Dynamite.

Mr. Patrick Farley was the contractor for blasting some rocks up town, and had a lot of dynamite cartridges lying on the sidewalk ready to be put in the holes that his workmen were preparing for them, when suddenly, from some unknown cause, the cartridges exploded and broke a lot of windows in the neighborhood. Mr. Richard Rollins bought up the claims of five of the injured owners and sued Mr. Farley and got judgment for \$291 in the Marine Court. This judgment was affirmed by the General Term of that court, and then the Court of Common Pleas agreed with Mr. J. P. Reed, Jr., who was Mr. Rollins' lawyer, and again affirmed that judgment. Mr. Farley claimed that the cartridges exploded without any cause, so far as the evidence showed, and that he, having proven that it was impossible, under the circumstances under which they were lying on the walk, that they should explode, had freed himself from any charge of negligence. But Judge Van Brunt, who wrote the opinion of the Court, said that it was negligence for Mr. Farley's workmen to have left so dangerous a compound on the sidewalk uncared for and liable to be disturbed by any passer by; that he had no right to leave it unguarded on a public sidewalk; and that while it was claimed that this article was not interfered with, and that it could not possibly explode, the evidence showed that it *did* explode. Since this decision Judge Van Brunt has very properly been elected to the Supreme Court bench.

The Brooklyn Bridge, though a scientific success, is a financial failure. For maintenance and the interest on its bonds it costs about \$100,000 a month. Its total receipts from all sources from May 25th to the last day of November, was \$138,773. Its average income would be less than \$23,000 per month, if the present rates are maintained, but undoubtedly

the footways will be made free by the Legislature and the railway fare reduced to three and perhaps two cents. It is safe to say that under those circumstances the income would not be more than \$10,000 per month. For the accommodation of foot passengers and vehicles the bridge is practically useless. It is simply a railway bridge, which does not begin to pay the cost of construction.

### Concerning Men and Things.

D. O. Mills is reported to have been badly hurt by the shrinkage of railway securities and the unprofitableness of certain new railway enterprises in which he is interested. He is said to be a large loser by the West Shore enterprise; then he was a bull on Erie at forty, and it is suspected he lost something in the Northern Pacifics. Up to two years ago Mr. Mills was one of the most successful operators in the country. He made a large fortune in California in railway enterprises; when he came East his every operation was profitable. His Lake Shore investments netted him immense sums of money. With all his losses Mr. Mills has a very large fortune left—five millions at least. So it is probable he will have no occasion to become a charge on the Commissioners of Charities and Corrections.

The Metropolitan Opera House has been tested as a ball room, but opinions are divided as to its superiority over the Academy of Music. It affords more space for the dancers, which is an unquestioned advantage, and the supper and retiring rooms are much superior to similar accommodations in the rival house. But the seating room to witness the display is very scant, and people are forced to take boxes, which makes the expense greater than the average ball-goer can afford. Then the halls are drafty and too cold for ladies in light dresses. As a spectacle, the interior is not as brilliant as is the Academy on a ball night. The light colors of the decorations afford no background for the ladies' toilets. The military balls, with their uniforms, show to much better effect than where all the gentlemen are in ordinary evening dress. A fancy-dress ball would, doubtless, be very effective at the new Opera House, as the moving and many colored figures would afford the needed contrast to the light hues which prevail in the decorations. Still, the Opera House will probably continue to be in demand, in view of the larger number which can be accommodated.

The financial distress is finding out the weak persons connected with our banking system. One of the bank officers, found to be in trouble last week, commenced his somewhat heedless course by giving his name and countenance to some very unsound mining schemes three years ago. His signature figured on several prospectuses with people who had very little reputation, and whose enterprises have since come to grief. There is a general impression that before the trouble is over a good deal of rottenness will show itself where least expected in connection with the banking houses of the city.

The gentlemen who brought suit against Prince & Whiteley to recover money lost in the famous Bradshaw Mine deal, wanted to produce Mr. James R. Keene as a witness. The judge, however, would not enforce the subpoena against that gentleman, on the ground, according to a newspaper report, that Mr. Keene might himself be incriminated. This Bradshaw enterprise was one of the most barefaced and villainous swindles ever put on the investing public. There are hundreds of miserable swindlers in State prisons who are not half as guilty as the concoctors of this rascally fraud. It is clear that Messrs. Prince & Whiteley were themselves deceived. It is marvellous, however, that they did not help the fleeced investors to bring the real criminals to justice. Mr. Keene's reticence in this matter is quite remarkable, his friends and intimates were badly bitten, and he ought to have been the first to expose the scoundrels who were back of this Bradshaw deal. It is preposterous to suppose that in telling the truth Mr. Keene would incriminate any but the guilty parties.

### Charles Delmonico.

There is no doubt but that this gentleman was insane for some months before he disappeared. A writer in the *Sun* gives an interesting account of his habits, from which we make the following extract:

One day he found a friend reading Herbert Spencer's volume on Education. He took it away, read it through several times, and was full of it for months afterward. The reading of this book induced him even to try the other works of Spencer as well as those of H. T. Buckle. He knew some of the brightest songs of Beranger and Musset by heart. Painters, writers, actors, musicians were always welcome at his house. Some of the newspaper men were his chums for years, and he took even a pecuniary interest in several literary ventures, notably the *Arcadian*.

By and by, however, as the business of the firm and his interest in it increased, he began to lose the taste both for literature and for art. The removal of the firm's up-town establishment from Fourteenth to Twenty-sixth street seems to have ended his intellectual aspirations. He gave up both books and pictures. Business and stock speculation were all he seemed to care for. The daily newspapers and once a week THE REAL ESTATE RECORD AND GUIDE satisfied him thoroughly. Finding him one day absorbed in THE RECORD, a friend asked him whether that was his Buckle and Spencer now. "Yes," was the answer, "and I'll tell you why. Because if I find here that you or anybody else took out a chattel mortgage I put a stop to his account at the office, and d— quick, too."

Of course during all this time Mr. Delmonico was perfectly sane, but lately he speculated largely in stocks, discharged his most faithful employes and was as morose as he had formerly been kindly. His was a pitiful ending to a useful life.

Holders of property between Eighth and Ninth avenues, north of the Central Park, are circulating petitions to the Board of Aldermen to change the name of New to Manhattan avenue. It seems there are several "New" avenues up-town, as well as a New street down-town. It has also been suggested that the property-holders in this same neighborhood should organize to discourage the building of common flats and poor houses between the Park and One Hundred and Twenty-third street. When the

Morningside Park is completed the property immediately adjacent, both above and below, ought to be very desirable for residences, and will command a high figure, if, in the meantime, there are no tenement houses, stables or nuisances erected thereupon.

### The Southern Pacific and Its Future.

"I have returned to New York to stay," said William M. Lent to the writer. "I have bought a house on Fifth avenue, and my family will soon join me from San Francisco."

"What is the matter with San Francisco, Mr. Lent; is it not thriving?"

"Never in any former period has it increased in population and wealth so largely. The mining fever seems to have subsided, for a while, at least, but the three great factors which are adding so much to the wealth and importance of the City of the Golden Gate are grain, grapes and fruit. The wharves of the city are thronged with drays conveying grain and other agricultural products to fill the vessels loading at the docks. The city is stretching westward to the Pacific Ocean, which, with the aid of the cable-cars, is now within a half an hour's ride of the business part of San Francisco. By the way," continued Mr. Lent, "you ought to have that cable system in New York. It is in every way superior to the horse-cars. It is the most comfortable mode of transit and much swifter than horse-power."

"Then, why are you leaving San Francisco?"

"Well, New York is the great centre. It is the headquarters for all the enterprise of the country. There is not much for an idle man like myself to do in San Francisco. My old associates in mining matters are scattered. The Palace Hotel looks gloomy to what it was in the old times, and even the once crowded billiard room has lost its attraction. So I have rented my house there to Mr. Flood, and propose to end my days with my family in the metropolis. There is one point that struck me in my recent trip across the Continent, which may probably interest the readers of THE RECORD AND GUIDE. I came to New York by way of the Southern Pacific route; that is, through Southern California, Arizona, New Mexico, Texas, and then by the Missouri Pacific and Wabash systems to New York. There is only half a day's difference as compared in time with the Central and Union Pacific routes, but the journey is a far more comfortable one. I was amazed at the enormous business of the Southern Pacific. Every train seemed crowded, the freight cars were endless, and every depot was a scene of great activity. I was particularly impressed by the substantial improvements taking place in Texas. All the roads seem to be doing an unusually large business. I think people make a mistake paying so much attention to the northern regions when such a splendid country is open for settlement like that along the line of the Southern Pacific Road and its connections South and East. It produces everything that can be grown in a northern climate, and in addition cotton, fruit and grapes. Its advantages for cattle grazing and sheep breeding are ever so much superior, as there are no long winters in which it is necessary to shelter stock."

"I recall," said the writer, "an interview with you in THE RECORD AND GUIDE in 1882, in which you predicted that Union Pacific and Central Pacific stock was destined to fall off very greatly in value. Indeed, you thought these roads might yet be abandoned by their owners and turned over to the government for the debts due the latter."

"Yes," was the reply. "I recollect that interview was published very widely, especially in the Californian papers, and I was criticised therefor, but if I had gone short of the stock at that time, and remained short, I would have made a great deal of money. At the date of that interview Union Pacific was selling at 117, and Central Pacific in the nineties. See where they are now."

"Do you still hold the same view?"

"Substantially," was the reply. "The Union Pacific has since been paralleled to Salt Lake City by the Denver & Rio Grande, and a new company has, I hear, been organized which will build east, from Oakland to a pass in the Sierra Nevada, where it will run through the Bodie region and the best mineral section of Nevada, and join a road building west from Salt Lake, thus paralleling the Central Pacific and running through a far finer section of country. As the stock and bonded debt will be much smaller than that of the Central and Union Pacific roads, the latter will suffer very greatly. By the way, I may say here that I think, on public grounds, the United States government should allow the Southern Pacific the 15,000,000 acres of land in dispute. It is the interest of the railroads to sell to actual settlers. They want to populate the country and develop its business, so as to help the bonds and stocks of their roads. If the government retains the land it will get into the hands of speculators, who will not improve it, but will make artificial deserts of the region through which the railroad passes. There has been a good deal of unmerited abuse heaped upon Messrs. Stanford, Croker, Huntington and the other owners of the Southern Pacific system, but I say they are public-spirited citizens, who will be held in high esteem when they have passed away, for the good work they have done. They have constructed great systems of railways through regions that needed development; they have discouraged speculation in land, but have always favored actual settlers. They have spent large sums in developing the great grape industries of California, and to Mr. Stanford must be accorded the particular credit of organizing a street-cable service for San Francisco, which puts that city ahead of New York in the matter of inter-mural travel."

The Ulster & Delaware Railroad Co. wanted some of Mr. Frederick W. Gross' land for railroad purposes, and made him an offer, which he did not take; so commissioners were appointed, and then the railroad claimed that as they had made Mr. Gross a better offer beforehand than he ultimately received from the commissioners, he must pay the costs, but the Supreme Court, after hearing Mr. Wm. Lounsbury in behalf of Mr. Gross, decided that as the constitution provides that private property cannot be taken without just compensation, the expense of taking it can never be

charged against the person whose property is taken. For example it might happen that the land taken would not be worth more than the expenses of the commissioners; and if the owner of the property had to pay these, he would get nothing at all for his land, and whenever he is made to pay such expenses he fails to receive just compensation to that extent.

### The Real Estate Exchange.

At a recent meeting of the directors of the Real Estate Exchange and Auction Room (Limited) the following resolutions were proposed:

Resolved, That a committee be appointed, composed of stockholders of The Real Estate Exchange and Auction Room (Limited), which shall be known as the "Special Committee on State and Local Legislation."

Resolved, That to this Committee shall be confided the work of effecting such reforms in our laws as will relieve owners of realty and taxpayers of unjust burdens imposed upon them.

Resolved, That this Committee be requested to keep the following objects in view:

I. Such amendments to our city charter as will give us a responsible and economical government.

II. Such changes in our laws as will facilitate and cheapen the transfer of real estate, so that the owners of realty shall have the same advantages now possessed by owners of personal property.

III. Such amendments to the laws as will increase the construction of safe and durable buildings and at the same time protect the health of the community by wise and sanitary regulations.

The object, which it was hoped would be effected by the above resolutions, would be to utilize the large and influential membership of the Exchange in procuring needed changes in the laws looking towards better local government, and a reform in our land laws. It is hoped that after a definite plan has been agreed upon that negotiations should be opened with all the leading clubs of the metropolis as well as the various real estate and reform organizations to help all measures looking to responsible government and reform in the laws affecting real estate. It is understood that a sufficient number of signatures has been secured to authorize the purchase of the site in Liberty street, which will be completed during the coming week, when a call for 30 per cent. of the subscription will be made to meet the first installment which will be due February 10th.

### Is There Water in the Cellar?

Mrs. Greenman bought a house from Mr. Watkins, and the evidence showed that the latter told her that there had never been any water in the cellar before the time when she bought it; that the water there then was in consequence of a freshet in the river. Mrs. G. proposed to go around and enquire among the neighbors about it, but Mr. W. persuaded her not to, telling her there was no use of that, that he had known the place as long as the neighbors, and that he would not lie to her; and she took his word for this. There was also evidence that water had been in the cellar before. So the Court set aside the deed on the ground of fraud, and let her free from her purchase, and the General Term of the Supreme Court, Third Department, has lately affirmed that judgment in her favor, Mr. A. P. Smith appearing as her counsel. We imagine that such suits might often be brought successfully.

### A New Gas.

It appears that the processes whereby light and heat can be obtained have not yet been exhausted. A new gas, made of petroleum, has now been discovered. Mr. W. Jennings Demorest, who greatly interests himself in new inventions, stated to a reporter of THE RECORD AND GUIDE that it can be supplied at half the price of ordinary gas—say for about one dollar per thousand feet—though the cost of production was of course much smaller. It gives a pure gas, free from smoke, and will not condense in the coldest atmosphere. It can be placed in every house, and does not require any main pipes or tearing up of the streets, as it is supplied from a gasometer, in which it is compressed. It does not waste and gives a good clear light, quite equal, if not superior, to coal gas. The gasometer can be placed in every house in the same spot where the meter now is. The new gas is also effective in producing heat. The machine for making it is quite simple and inexpensive. A thousand feet can be turned out in fifteen minutes or less by an easy process. The apparatus costs about \$100, and enables people to make their own gas. It has been supplied to many houses, where it is working successfully.

### Obituary.

John H. Harnett, the well-known real estate broker and auctioneer brother of Richard V. Harnett, died yesterday at 9.45 A.M. He had been sick for some time of peritonitis, which developed into pneumonia, which resulted fatally. Mr. Harnett was 55 years old when he died. He left a wife, who was the daughter of Constantine Rossweg, of 5 Maiden lane, but no children. Mr. Harnett was an active business man in his day, and was once a candidate for Judge of the Marine Court on the Democratic ticket. He was in the real estate business as an auctioneer for about a year. He will be buried on Sunday from his late residence on Sixtieth street.

When the lawyers wake up to the fact that it is to their interest to lessen the trouble and expense on transferring titles to land, real estate owners may have some hope of soon obtaining relief. At the seventh annual meeting of the New York State Bar Association, which was held at Albany last Tuesday, 8th inst., among other interesting transactions there was adopted the following resolution, offered by Mr. John B. Pine of New York:

Resolved, That the committee on law reform be requested to advocate, without delay, before the present Legislature, the passage of an act amending the acts in reference to the registration of titles and encumbrances of land, in accordance with the action of the association at its last meeting.

### Real Estate Department.

The market is dull, of course, it always is early in January. A few weeks will tell a different story. The renting season will soon commence, and many persons are now trying to make up their minds what they will do for the coming year. It is believed that high priced houses and the common run of tenements will not do as well this year as last. There will be an unusual demand, however, for houses renting from \$800 to \$3,000 per annum.

But few sales were held at the Exchange Salesroom during the week, though the attendance was fair. The most important was that of the lots Nos. 12 and 14 West Eighteenth street, to W. W. Britton, for the Randolph Company. This property will be improved as announced elsewhere. Twenty odd acres in the Twenty-third Ward were bought in by the plaintiff in the action. During the coming week several valuable properties will be sold under foreclosure, as will be seen in our column of advertised legal sales.

The following shows the Conveyances and Mortgages recorded during the past week, as compared with the corresponding week last year:

CONVEYANCES.		1883.		1884.	
		Jan. 5 to 11, inclusive.		Jan. 4 to 10, inclusive.	
Number.....		234		190	
Amount involved.....		\$2,252,703		\$2,740,524	
Number nominal.....		53		56	
Number of 23d and 24th Wards.....		21		30	
Amount involved.....		\$29,286		\$131,200	
Number nominal.....		5		6	

MORTGAGES.		1883.		1884.	
		Jan. 5 to 11, inclusive.		Jan. 4 to 10, inclusive.	
Number.....		245		190	
Amount involved.....		\$1,968,190		\$1,488,985	
No. at 5 per cent.....		101		77	
Amount involved.....		\$589,320		\$666,304	
No. to Banks, Trust and Insurance Companies.....		41		33	
Amount involved.....		\$929,100		\$395,250	

On Wednesday, January 16th, Richard V. Harnett will sell the investment property, No. 167 Eldridge street. The buildings are on a full lot and bring in a good rental.

Attention is called to the advertisement of W. H. Kelly, who offers for sale, to close an estate, one of the choicest pieces of property on the West Side. It is within five minutes' walk of the Sixth and Ninth Avenue Elevated Railroad station, at Seventy-second street and Ninth avenue. The property in this neighborhood is being rapidly built upon, and within a very few years there will be many magnificent residences in this location. Mr. Kelly's plot of ground is such a one as might be used by anyone of means where a house could be built, having the advantage of being surrounded by beautiful lawns and large shade trees. It is a very rare opportunity to buy one of the very few locations of the kind so convenient to the business portion of this city. The price asked is \$100,000, and experts say the price is cheap for such property.

### Gossip of the Week.

Certificates of membership in the Real Estate Exchange have been sold during the past week at a premium of \$100. Parties desiring to buy or sell can communicate with the office of this paper.

Maclay & Davies have sold the first-class private dwelling, No. 21 East Seventy-fourth street, 20x52.8x102.2, to William H. Kelly, for \$60,000.

Charles Buek & Co. have sold the four-story and basement brick and brown stone private residence, No. 656 Madison avenue, 24.5x18x58x100, for \$52,500, to Dr. Peterson, of 34 East Thirty-ninth street.

The estate of L. A. Blackwell has sold the brick and brown stone residence on the southwest corner of Fifty-seventh street and Madison avenue, size 28.6x70x100, for \$100,000. The purchaser is said to be Henry H. Rogers.

George Ashforth has sold for Mr. Astor the plot of land, 315x100.5, on the north side of Forty-sixth street, between Eighth and Ninth avenues. The purchaser, John Livingston, intends to build thereon private or apartment houses of superior finish. The same broker has sold to Francis J. Schnugg for the Jones estate the plot 106.6x102.2, on the northwest corner of Eighty-first street and the Eastern Boulevard. It is Mr. Schnugg's intention to improve immediately by building flat houses.

F. G. Swartwout & Co. have sold the two three-story high stoop brick houses, Nos. 161 and 163 East Ninety-third street, 14x40x100.8 each, for C. R. Bissell, to Harvey Baker, for \$13,000.

Emil C. W. Macholdt has sold for J. J. McDonald, the two five-story brick and stone tenements, Nos. 234 and 236 East Seventy-sixth street, each 25x30x100, to Mrs. Caroline Moench and Christian Sander, for \$42,000.

Ira E. Doying has sold the four-story and basement brick and brown stone private residence, No. 8 East Sixty-seventh street, to John C. Shaw, and has taken in exchange the following lots: One lot on the north side of Eighty-eighth street, 150 west of Eighth avenue, two lots on the east side of Sixth avenue, 50 north of One Hundred and Sixteenth street, and one on the northeast corner of Seventh avenue and One Hundred and Twenty-first street.

Emil C. W. Macholdt has sold the three-story and basement brown stone private dwelling, 16.8x42x77, No. 328 East Sixty-ninth street, to Henry Moench, for \$9,000.

Crawford & Tichborne have sold the four-story and basement brown stone flat, No. 163 East Seventy-fifth street, 18.9x72x100, for S. Marx, to D. Solomon, for \$18,250.

M. B. Baer & Co. have sold the four-story high stoop brown stone residence, No. 307 West Fifty-first street, for Thomas E. Greacen, for \$21,000, and the three-story high stoop brick dwelling, No. 459 West Thirty-fourth street, for Augusta W. Stone, for \$13,000.

The three-story stone front dwelling, No. 235 East Sixty-second street, 15.8x50x100, has been sold for \$12,000 to R. M. De Leeuw.

About twenty acres and a-half, comprising Jerome Park, will be sold, under foreclosure, on the 31st instant. The plaintiffs in the action are the executors of Loring Andrews.

Four lots on the northeast corner of Seventh avenue and One Hundred

and Twenty-eighth street have been purchased by the Eleventh Street Presbyterian Church for \$35,000. The same congregation has sold its property on West Eleventh street for \$52,500.

The three-story high stoop brick dwelling, No. 306 West Thirtieth street, size 22x50x100, has been sold by Mrs. Herman to a Mr. Smith, for \$14,000.

Alden & Sterne have leased for James D. Fish the easterly portion of the stores and property on the southeast corner of Twenty-third street and Sixth avenue, size 55x98, for ten years, at about \$20,000 per annum, to James McCutcheon, of 10 East Fourteenth street.

### Brooklyn.

Schumann & Koch have sold for F. Stutzmann the three story brick house, 20x40x100, known as No. 193 Hopkins street, for \$4,300, to Ida Tapfer. The same brokers have also made the following sales: for George Loffler the lot, 25x100, situate on Bremen street, near Adams street, for \$230 to Frederick Herr; for George Loffler the two-story frame house known as No. 1000 Flushing avenue, for \$2,800, to John Thornal; for John Thornal the lot 25x100, situate on Locust street, 100 feet east of Broadway, for \$1,400, to George Loffler; for John Thornal a three-story frame house, known as No. 63 Whipple street, for \$5,400 to Ida Tapfer; for Henry Rauch the three-story frame dwelling known as No. 60 Stockholm street, for \$4,000, to John Thornal; for Martin Schell the three-story frame house, 25x50x114, known as No. 102 Troutman street, for \$5,300, to A. Strauss.

### Out Among the Builders.

John Livingston will improve thirteen lots just purchased by him on the north side of Forty-sixth street, between Eighth and Ninth avenues, by the erection of nineteen stone front private dwellings, at a cost of about \$12,000 each, or twelve five-story stone front double flats, at a cost of \$20,000 each. The architect is not yet selected.

John Brandt has the sketches for five four-story brown stone flats and stores, to be erected on the southwest corner of Seventy-sixth street and First avenue. Four will be 25x75 each, and one, that on the corner, 28x85. They will cost the owner, George Muller, about \$90,000—the corner \$20,000, and the others \$17,500 each. The same architect also has the plans for two five-story brick and terra-cotta trimmed flats and stores, to be erected on the west side of Avenue A, 54 feet north of Seventy-first street. One will be 25x75, the other 25x75 and 100 feet deep on the first floor, and will contain a meeting and lodge room. Owner, Peter Stasny; cost, about \$40,000 in all.

J. H. Valentine is drawing the preliminary sketches for four first-class five-story brick and brown stone flats, with stores, to be erected on the southwest corner of Third avenue and Fortieth street. Two will be 40x75, one 30x75, and one 22x75. They will cost between \$80,000 and \$90,000. Builder, J. O'Hare.

Andrew Spence has the designs for two five-story brick and brown stone tenements, with stores, to be erected on the west side of Third avenue, north of One Hundred and Forty-second street, one 28x80 and 18.6x80. They will cost about \$28,000. Owner, Mr. Sanger.

Geo. W. Da Cunha is drawing the sketches for a Town Hall, to be erected at Montclair, N. J. The building will be of brick and stone, and will contain a music hall and library. The dimensions will be 73x116x112 irregular, and the cost about \$25,000. The same architect has plans for a two-story and attic stone and frame cottage, 60x53, to be erected for Mr. Johnson, the lumber dealer, at Rockland County, at a cost of about \$12,000.

Bart. Walther has the plans under way for a four-story brick and brown stone flat and store, about 19x62, to be erected on Pearl street, near Broadway. It will have all modern improvements and contain one family on each floor. The cost will be about \$12,000.

The Fire Department are about to erect a four-story front and three-story rear engine house, 25x100, on the north side of One Hundred and Fourth street, 150 feet west of Third avenue. The material will be of brick with brown stone and terra cotta trimmings. Le Brun & Son, architects, are engaged on the plans.

R. Napier Anderson has the designs for a large four-story frame hotel, 196x200, to be erected at Eagle Rock, near Llewellyn Park, N. J. The structure will be on an eminence, and will be approached by an inclined tramway. One of the promoters, Mr. A. T. Compton, estimates an expenditure of \$150,000.

D. T. Atwood has the designs for two two-story and attic frame ornate cottages, 24x28 each, to be erected at Nyack, N. Y., at a cost of \$10,000.

Charles Buek & Co., the well-known firm of architects and builders, will next week remove from their well-known quarters on Fourth avenue and Forty-first street to "The Berkshire," corner of Madison avenue and Fifty-second street.

Four lots on the northeast corner of Eighth avenue and One Hundred and Thirtieth street, to which Moore & Wilson have just taken title, will probably be improved at once, Thom & Wilson being the architects.

Professor T. M. Clarke, of Boston, has been selected by the Randolph Company as the architect for the eight-story brick and stone apartment house, about 53x85, to be erected by them at Nos. 12 and 14 West Eighteenth street. The structure will be entirely fireproof and contain all modern improvements. The plan has not yet been decided upon. Among the incorporators of the company are Messrs. Randolph Hurry, of 62 Wall street, Latham G. Reed and Ernest Flagg.

### Brooklyn.

Th. Engelhardt has plans in hand for a three-story frame store and tenement, 25x42, to be erected at No. 212 Boerum street, for Peter Kunzweiler, at a cost of about \$4,500. The same architect has also preliminary sketches for a three-story frame store and tenement, 25x56, to be erected on the southwest corner of Marcy avenue and Floyd street, at a cost of \$9,000; owner, H. Rockelshausen.

E. F. Gaylor has plans under way for three four-story brick dwellings, 16.8x55 feet each, to be erected on the north side of Stagg street, about 150

feet east of Graham avenue, at a cost of about \$6,000 each, for Messrs. H. & H. Reiners, the distillers.

Edward Mowbray proposes to erect four two-story and basement stone front dwellings on Garfield place, near Seventh avenue.

### Important Special Notices.

The use of hollow burnt clay bricks and porous terra cotta bricks and blocks for the fire-proofing of buildings has so much increased during the past six years that their excellence as fire-proof materials is now fully established. The most important buildings in New York and other cities have had the hollow burnt clay flat arch brick laid in their floors, and the hollow burnt clay and porous terra cotta brick in their partitions and roofs, all of which have given entire satisfaction. The Navarro flats and nearly all the other large apartment dwellings are built of this material. The factory of the Raritan Hollow and Porous Brick Company is situated within 200 feet of the clay banks, and is directly at the point of shipment on the Raritan River, two miles above Perth Amboy. They have recently enlarged their works, and are using the most improved steam machinery, and have adequate drying and kiln capacity. During the past year they have manufactured and shipped over 1,000,000 square feet of material, enough to cover twenty-three acres. These bricks are fire, water and sound proof, and are indispensable for flat arches, partitions, roofing, hanging ceilings, etc.; the terra cotta in plates is a perfect protection for wooden beams, girders and columns. The clay used is mined by the company from an inexhaustible supply, and can be furnished to customers in any shape or size to order. The advertisement elsewhere explains fully the wonderful merits of this most useful of all the bricks in the market.

The designs in grates, fenders, and fire-place adornments have of late years become very artistic. A visit to W. H. Jackson & Co., 31 East Seventeenth street, is worth making, to see what wonderful progress has been made in these household adornments. This firm has been in business since 1827, and have made fine castings a specialty; they not only manufacture the best goods in the market, but are large importers of tiles, as well as other articles needed by artistic builders. Their work is carefully made for homes where durability is an object, and they rely upon the design, finish and price to recommend it.

The Tidal Wave water closet of the Henry Huber Co., of No. 85 Beekman street, is well worthy the attention of builders of new houses. This closet is self emptying and automatic. It is composed of white earthenware, and it dispenses with plug, soil floats, putty cement joints and complicated supply valves. The advertisement elsewhere gives particulars of this very useful water closet.

The warm air registers and ventilators of the Tuttle & Bailey Manufacturing Co., of No. 83 Beekman street, should be seen by all who are constructing houses. The wares of this company and their prices for registers, ventilators, screens and borders can best be understood by sending for a price list to the office of the company.

Those in need of second-hand building material, or who wish buildings removed on short notice, would do well to call on Thomas E. Tripler at his yards on Avenue B, from Seventeenth to Eighteenth street. Mr. Tripler has been in the business since 1855, succeeding S. H. Bessey, who started in 1835.

Builders in want of lumber and timber would do well to make the acquaintance of Mr. Thomas J. Crombie, at his yards on the East River, foot of Ninety-second and Ninety-third streets. The telephone will reach him from any part of the city. Mr. Crombie, it will be remembered, is one of the commissioners to locate parks in the annexed district.

E. Sweeney & Sons, office 229 Broadway, not only deal in, but are quarriers and manufacturers of, North River blue stone, as well as all stones suitable for curbing, guttering, crosswalks, sidewalks, sills and trimmings for buildings. They claim for their stone durability, beauty of color and cheapness.

A. T. Buckhout, foot of East Twenty-eighth street, claims to have the best assortment of seasoned, dressed lumber in the market. Mr. Buckhout has been thirty years in business, and his dressed pine, spruce, lumber and other woods will be found suitable for all building purposes.

All who want Georgia and Florida yellow pine would do well to call on Decker & Rapp, at their yards, foot Bethune street, North River, or at their office, 114 Wall street. This firm sells wholesale as well as retail. They had some very heavy contracts last year, including the Astor Building on Broadway and a number of bridges on the West Shore Railroad.

Architects and owners who need the services of competent masons and builders would do well to make the acquaintance of Peter Tostevin's Sons, of No. 204 East Fifteenth street. This is an old-established house.

The steam marble works of H. C. & G. S. Bailie, at 304 to 312 East Twenty-second street, should not be overlooked by those who need such work.

John J. Clancy, of 1783 Broadway, makes a specialty of renting and collecting. People living near Fifty-eighth street would do well to keep Mr. Clancy in mind. He is a member of the new Real Estate Exchange, and has first-class references.

Masons' building materials that are durable and cheap can be purchased of Canda & Kane, at their yards, foot of West Fifty first and Fifty second streets, and foot of East Fourteenth street; also at foot of Amity street, Brooklyn. This firm does an extensive business, and can be communicated with by the Telephone and Telegraph Co.

Watson & Pittinger make a specialty of yellow pine flooring and step plank, at their yards on the creek by Carroll Street Bridge, South Brooklyn.

What are claimed to be the only perfect sanitary wash-tubs now in existence can be found at No. 312 Pearl street, at the warehouse of the Stewart

Ceramic Co. These tubs are of white crockery, are warranted for thirty years, and, unlike wood, will not decay nor absorb unclean water. There are no seams to open, and they are just perfection for a cleanly household. The same firm have white crockery sinks, very superior to those in ordinary use.

Wood mouldings of all kinds, closet panel-work and ceilings, are done by Flowdon Stevens, at the foot of West Forty-eighth street. This establishment has furnished some of the best buildings in the city, including the Berkshire Flats.

The Home Insurance Company of New York publishes its sixty-first semi-annual statement in our columns, and an excellent one it is. Its cash assets amount to \$7,492,751.11, all of which are held in reserve, available for payment for losses by fire. Its net surplus is \$1,667,240.07. This is undoubtedly one of the best managed fire insurance companies in the United States, if not in the world.

Some of the best carpets, oil-cloths and matings, suitable for house, office and ship furnishing, will be found at T. W. Bailey & Co.'s, 271 Canal street.

The Emigrant Industrial Savings Bank, 51 Chambers street, an admirably managed institution, has declared a dividend of four per cent. on all sums up to \$3,000.

Cross, Austin & Co., of Kent avenue and Cross street, Brooklyn, deal in lumber, mouldings, brackets, and hardwoods of all kinds.

W. R. Ostrander & Co., of 19 Ann street, call attention to their new oral annunciator in an advertisement published elsewhere.

H. Mandeville & Son are justly proud of the fine interior they have just completed in the apartments of E. J. Blake, Esq., at the Hawthorne, on Fifty-ninth street. The rooms have been elaborately furnished from designs by Bassett Jones, the architect. Some of this same firm's work is also to be found in the Cordova and Barcelona, and is greatly admired. They can be found at their extensive establishment, Nos. 243 to 249 West Forty-seventh street, city.

Hull's Patent Diving Flue Wrought Iron Furnace is offered to the public as the most powerful, economical and durable heater. It is recommended by a large number of firms, to whom it has been supplied, and has received high commendation from the Commissioners of Emigration.

When Register Reilly removed Mr. Jesse W. Andariese from his position as map clerk in the Register's office he removed a clerk who was really valuable to every one having business with the office. Aside from the difficulty of finding even some of the indexed maps, there are some hundreds of maps in the files for which no official index ever was made, and which a stranger to the office never could find excepting through a map clerk who has the data at hand to assist him. It will take any new clerk nearly the entire term of the new Register to gain anything like an intelligent familiarity with the maps, and a clerk is certainly of no value in the position who cannot put his hand at once upon any map in the office. This Mr. Andariese not only could do but was always willing to do. There is probably not a person who ever required Mr. Andariese's services who would not gladly endorse his reappointment, and he certainly should be reappointed.

### The Danger of War.

The Committee on Naval Affairs, to whom was referred the question of the sale of the various navy yards, has reported that none of those near large cities should be parted with, and that at least five should be retained, which the committee think are indispensable to the country. The following remarks from the report are so timely, and restate points so often made in these columns, that we give them with the hope of impressing our readers with the necessity of harbor defenses for this great city:

War is the heritage of man; and for the people of the United States history will have been written in vain should they delude themselves with the idle hope of perpetual peace; and when war does come in these modern days it is swift and terrible. Exposed and unprepared as we are, the damage that could be inflicted upon us ere the note of warning had well sounded would be beyond calculation. But, unmindful of the great lessons of war, we wait for the emergency of the hour to force us into measures which should have been already matured. Of all methods this has been found to be the most woful. The Virginian affair cost the country \$5,000,000 without any adequate return. It is a popular belief that our traditional policy of peace is easily maintained by reason of our isolation and our freedom from the entanglements which so frequently disturb the relations of European powers. But this is a delusion. We have, in common with all maritime countries, interests which we are in duty bound to support. The present disturbed condition of affairs on the Asiatic station, the construction of the Panama Canal, the interpolation of the Monroe doctrine into our political creed, our growing commerce in the Pacific and the naval strength developed by the rising powers of South America are each and every one subjects prolific of questions of serious import to the people of the United States. Their government may at any day be called upon to take its stand and carry into practical effect the broad and enlightened principles which have characterized its foreign policy. To do this and to exercise that moral influence which belongs to us of right as one of the wealthiest and most liberal members of the great family of nations, a certain reserve of force is absolutely essential.

The examination of titles has hitherto formed the chief item in the expense attending the transfer of real property. This has been mainly owing to the fact that conveyances and liens are generally registered under the names of the parties, the record thus relating to the persons who have held an interest in the land and not to the land itself. The inconvenience of this system has been particularly felt in the large cities, especially in the city of New York. It is now intended to reduce the expense of conveyancing by making the business of title searching in New York city more simple. This end it is proposed to attain by making the record one relating to the land itself so that one can learn by reference to the public registers at any given time the exact condition of the title to any lot in the city at that time. A bill with this end in view has been prepared by the Land Transfer Reform Association for submission to the Legislature at the present session. The object of the bill is commendable, and the Legislature would do well to give it its sanction. The expenses connected with conveyancing as at present conducted should be reduced to as great an extent as possible, forming as they do for the most part needless restraints on the alienation of property.—Bradstreet's.



Building Material Market.

REVIEW OF ALL THE LEADING ARTICLES FOR THE YEAR 1883.

In the columns following will be found our annual review of the market for building material, etc., at this port. Sufficient detail is given under the headings of the various articles enumerated, and in this connection we simply call attention to one or two general features. All the leading articles, such as Stone, Brick, Cement, Lime and Plaster have had a more liberal distribution for local consumption and in some instances found quite as full sale to out-of-town points as last year, but the impetus of 1882 so stimulated the productive capacity that supplies have in nearly all cases been ample, occasionally excessive, with cost ranging lower and the year closing with few evidences of recovering strength, while in some cases there is more than an ordinary accumulation of unsold stock on hand. Manufacturers, however, though working on reduced margins, have, by obtaining some modification in the cost of production, lower transportation charges, etc., managed to secure slight profit, and up to the close of the year no evidences of distress were developed. It is, however, very evident that the future is considered doubtful and a feeling of extreme caution is manifesting itself all around. It is natural that business should be light with the turn of the year, but the demand for supplies collapsed in a sudden and unusual manner, and the absence of interest among buyers regarding the future excites suspicion at least. It appears to be, however, more a question of desire on the part of owners to continue the improvement of real estate than the cost of material, as the latter are generally low, though an expected effort to reduce the cost of labor may be a factor to create uneasiness.

We give considerable space to statistical information under many of the leading articles, and having still further perfected our means of information and compilation, feel justified in claiming as near perfection as it is possible to reach. Even some of the ambiguous statements of the Custom House clerks, as furnished for the information (?) of the general public, have been overcome and brought into lucid form, through the experience we have obtained in previous years. The Building Material Exchange does not appear to have perfected any system of statistics.

The following shows in condensed form the export movement of the leading articles of Building Materials during the years named:

Table with columns for Value and years 1880, 1881, 1882, 1883. Rows include Bricks, Cement, Fire Brick, Tiles, Lumber, Timber, Lath, Shingles, Paint, Plaster, Nails, Slate, Stone, Roofing, Plumbing, Material, Houses, Bridges, Miscellaneous.

MARKET REPORTS.

In view of the large space devoted to our yearly review and the unimportant changes in the markets since Friday last, we omit the usual weekly detailed report. Bricks have sold only moderately, owing, in the main, to poor weather for consumption, but with no additional pressure of supplies, holders obtained advantage and the tone is possibly a shade firmer, about 2c. better being claimed on some cargoes than could have been obtained last week. The general range for Hards is at \$6.50@7.75, with a few of the best Haverstraws held at \$8 per M. Cement, Plaster and Lime rule steady, but show no unusual animation. Lumber quiet in a wholesale way under light and unimportant offerings. Nails steady. Lath little better than nominal, with most receivers unwilling to commit themselves to a quotation. It was "supposed" that \$2.25 per M. would be the asking rate, but probably not above \$2 to be obtained.

BRICKS.—The general market for Common Hards has been unusually free from fluctuation during the year just closed, and, in fact, there is but a limited and comparatively uneventful record to make. The greatest irregularity was during the first three or four months of the year, but with a general downward tendency, until \$7.00 became the top rate, and henceforward there was, for many weeks, only such

natural fractional changes as might occur through momentary lapses either of supply or demand. Indeed, the vast bulk of the business was accomplished with the above named price as an extreme, for a sharp advance of \$1.00@1.50 for M forced during the latter part of September at once reduced demand, and buyers did not take hold with renewed freedom until cost on general run of stock had been reduced again. When dealers commenced stocking up for winter and were closer and more careful in their selections, rates widened out somewhat through premiums paid for selections, as really fine goods were not plenty. From the above it will be noted that the price on the product of 1883 has averaged materially below the previous year, and made scarcely any recovery, the rates January 1st inst. standing \$1.50@2.50 below those current January 1st, 1883, with quite a little amount of stock accumulated afloat unsold and apparently no demand for it, values in reality occupying only a nominal position. The truth is, that while consumption began somewhat later than usual and closed earlier, it was a remarkably exhaustive one while it lasted, the gigantic character of a large number of structures under way, the desire to get them under cover before frost and the vast army of workmen employed making a daily consumption of brick beyond anything ever before known in the history of building operations in this city. Producers, however, were prepared for and equal to the occasion, as they commenced operations earlier than in 1882, with an increased capacity, and as no unusually bad weather interfered, the output was continued full and uninterrupted until October 1st, when by previous agreement the manufacturers along the entire Hudson, with few exceptions, shut down entirely. Their work had been heavy, however, and the output somewhat in excess of the previous year, but rapid moulding and burning was in too many instances, accomplished at a sacrifice of quality, and the fall and winter receipts revealed some very inferior stock from ordinarily first-class yards. The speculative element has not entered into the market. A Broadway bucket shop made some alleged sales of "futures," but none of the regular trade took any part in the farce, nor has there been any attempt at coercion on the part of either receivers or manufacturers. In fact, makers, agents, dealers and consumers have all appeared to think the price "about right," and matters ran so smoothly as to make the market a little monotonous at times. The combination of manufacturers stopped production October 1st, as above noted, but this appears to have been a judicious measure in view of the subsequent light consumption, good supply left on hand and tame condition in which the market closed. The Trade unquestionably enters upon the new year with some misgivings, but an indisposition to express any positive opinion.

Pales have found a pretty good market all the season, when quality was good, and after the spring break desirable lots brought \$4.00 and a fraction better without much difficulty, the demand sometimes exceeding the supply. Common and inferior lots had to be crowded to sale, but at \$3.00 @ 3.25 and \$3.50 found an outlet. The building law is supposed to prevent the use of Pale brick in this city and Brooklyn, and no doubt does so to a certain extent, but at a price there appears to be a market ready, and no uncomfortable accumulations take place.

Fronts have simply undergone no change at all on the price of the North River products. A number of orders were booked for the favorite Croton Point makes before the yards commenced working, and demand has since kept up or ahead of the supply, with manufacturers carrying only a few over to commence the new season with. As rates were fair, however, it was not thought judicious to force the advantage. The Philadelphia and Trenton Fronts sold very well at somewhat lower rates, and Baltimore, as usual, found only an occasional call for some special or extra work.

COMPARATIVE PRICES, JANUARY 1ST.

Table comparing prices for 1882, 1883, and 1884 for items like Pale, New Jersey, North River, Croton Ft's., Phila. Ft's., and Balt. Ft's.

We have undertaken more than ordinary trouble and expense this year in obtaining the information for our usual compilation of production and stock of brick, and have in reality held the report over one week in order to perfect the figures. The results reached, however, we feel quite confident, are very nearly correct and a much closer estimate than any yet made. The increase in the output is not unexpected, but the stock on hand will exceed some previous estimates. It may be well to add, therefore, that the accumulation is unevenly located and, where some points show a very meagre amount, at other points it is excessive.

The following is the production of brick at points from which this market draws its supply, during the years named:

Table showing production of brick at various points for years 1874, 1875, 1876, 1877, and 1878.

STOCKS OF BRICKS ON HAND AT BASE OF SUPPLIES JANUARY 1ST.

Table showing stocks of bricks on hand at base of supplies for Haverstraw Bay, etc., Other points on N.R., New Jersey, Long Island, and Staten Island for years 1882, 1883, and 1884.

The following shows the export of brick from New York during the periods named:

Table showing export of brick from New York for years 1877, 1878, 1879, 1880, 1881, 1882, and 1883, with columns for Year, Number, and Value.

CEMENT.—Manufacturers and agents very generally agree that the business in domestic or Rosendale Cement has been larger than for the preceding sea-

son, but aside from that the reports are less cheerful or promising in tone. Without going into minor details it is sufficient to say that the plentiful supply and low cost of imported goods has to some extent interfered with the sale of the home product, but the prime factor was to be found in the absence of any concerted attempt to adjust the output to the wants of the market and constant competition of a somewhat determined character among manufacturers. Prices were at times really difficult to quote closely, owing to the unsettled tone prevailing, but have touched as low as \$1.00 delivered here, with a large amount of business done at about \$1.05@1.10 per bbl., the final rates ranging from the latter figure up to \$1.15, though some of the fancy brands were held higher. The distribution has covered about the usual outlets on interior and coastwise orders, and there has been some taken for export, but it was very rare that the exhaustive capacity of the market became so great as to overlap the supply, and most calls were filled promptly, with an over-stock of no uncommon occurrence. Indeed, the season closed with a good full accumulation in both first and second hands, and failing to show the usual final upward turn or strengthening on values, except for one or two special brands always commanding a premium. As might be expected under the conditions of business as above noted, the margin to the producer has not been extensive, but this has found some compensation in the larger number of sales, and some of the Trade even express themselves as satisfied. The feeling in regard to the future is somewhat doubtful, except that cement must hold its relative proportion, whatever the consumption of other building material may be. In Foreign Cements the trade for 1883 has not altogether satisfactory. In fact, we hear more or less complaint from all sources, not only over the reduced and uncertain form of the demand, but over the very narrow margins and the failure to secure any improvement of a substantial and lasting character as compared with 1882. It may be remembered that even before the close of last season arrivals had so overlapped the outlet as to have quite liberal accumulations unsold, not only here but at many points in the country, with holders in several instances quite willing, and some rather anxious to realize. Buyers, therefore, commenced the year with the turn in their favor, and this, of itself, tended to create some indifference about developing their wants, a feeling which appeared to grow more decided rather than less as the season progressed, and it proved really a difficult matter to place goods in any respectable quantity. Furthermore, it soon became evident that hopes and expectations of a diminution in the volume of importation were doomed to disappointment, and before spring had fairly opened, a clear case of over-supply was a foregone conclusion. Whether manufacturers abroad were responsible for this supply by forcing forward their wares, or whether they again allowed themselves to be beguiled by the roseate tales of merchants here, with magnified imaginations of their powers to handle and distribute cement, we know not. Both stories have been given. There is no doubt, however, that the cement came forward a great deal more rapidly than it was wanted, some of it, after trial, was not wanted at all, and with an existing necessity in many instances for making quick sales, the inevitable downward turn on values followed, with an unsettled feverish sort of tone prevailing all summer and well into the fall. About the lowest point for anything of a quotable character was \$2.25 per bbl., and from this the range widened up to \$2.40, according to quality, on parcels from pier, with the usual additions for sales from store. Naturally, under the prevailing feeling of depression, all kinds have suffered in price, and some of the very finest stock had to be sold at a comparatively low figure, if placed at all. But right here is where the experience of the older agents stood them in well, for, with a clear judgment to see the shadow of coming events, they were constantly on the alert to negotiate with any desirable demand, and adjusting their valuations to the necessities of the period, succeeded in not only retaining about all regular customers, but kept their stock so well sold up that numerous parcels were placed before arrival. In fact, it was very seldom that any of the standard and well established brands, such as may be found in our regular quotations made an accumulation awaiting custom. In the meantime some importers were getting stock they did not know exactly how to handle. It had been heralded by carefully prepared circulars, giving brilliant tests and a liberal array of testimonials, and came here nicely branded and all ready to catch the trade that was once more expected, to forget the past and take anything under the name of foreign "Portland." Buyers, however, did not appear to hanker after the goods with that irresistible avidity so necessary to bring success to the seller, and when receivers after having tried storing only to find themselves undersold on the next importations, finally took the bull by the horns and offered concessions, the shrinkage set in that reached results as above noted. Along toward fall, however, and since there seems to have been a closer and more healthful adjustment of supply and demand, with a hardening on values and certainly a little more cheerful feeling, indeed, take it all in all, the groundwork for hope is unquestionably better than last year. The stock on hand, to be sure, is pretty full, and much of it will be sold low, for, while no important or unexpected failures have occurred, there has already been some sifting out of importers, with more thought likely to follow, and it really looks as though business would gradually drift back to established and reputable brands, with only just enough competition to create an equitable adjustment of values satisfactory alike to buyers and sellers. Supplies in store will be the most difficult to get rid of, but fresh arrivals secure direct attention, and already we hear of sales by the agents of one of the leading brands for next month's delivery. Manufacturers and those who seek to become their agents should see by this time that "anything" is not "good enough" for this market, and when quality runs below a fair average standard it is a costly experiment to find out exactly what it will bring. Of the fancy foreign cements, such as Keene's, etc., there has been about the average sale with, however, a small shading on cost, in sympathy with other grades. Our record below shows, as usual, the export of cements from this port, but after repeated trials we were unable to obtain any data through which the foreign and domestic grades could be separated before making the compilation.

COMPARATIVE PRICES JANUARY 1.

Table comparing prices for 1881, 1882, 1883, and 1884 for items like P'r bbl., P'ndale, P'land., Roman., Ks com., and Ks fine.

The following shows the monthly imports and ex-

ports of Cement during 1883, with a comparison on the aggregate for the year:

Table with 4 columns: Month, Gt. Brit. pkgs., Cont. pkgs., Total. pkgs., and Exports. value.

Totals for 1882 and 1883 with columns for Gt. Brit. pkgs., Cont. pkgs., Total. pkgs., and Exports. value.

DOORS, SASH AND BLINDS, ETC.—The distribution of supplies has probably been quite as full as in 1882, yet the actual new business is, as a rule, admitted to be somewhat smaller.

IMPORTS OF DOORS FROM PORT OF NEW YORK.

Table with 5 columns: Month, At Liverpool, London, Other U.K., Total.

We also have record of exports from this port of 5,129 doors to Australia, 437 do. to New Zealand, 1,685 to Africa, 300 to Mexico and 116 to U. S. of Colombia.

DRAIN AND SEWER PIPE.—We again find more or less complaint over the general condition of the market for domestic stock, and especially that of near-by manufacture.

FIRE BRICK.—We have found a noticeable disinclination among manufacturers, agents, etc., to enter into any extensive details in commenting upon the business of the past year so far as the domestic product is concerned.

indications presented at that time, but when the outlet suddenly expanded and immediate effort was made to fill it and the foreign market, strengthening margins were cut down.

The foreign goods do not appear to have found any better market than those of domestic manufacture, and importers are naturally far from satisfied with the results of the year's work.

Comparative prices of Fire Brick at New York, January 1st:

Table comparing Welsh, English, American, No. 1, and American, No. 2 bricks for 1883 and 1884.

The movements of Fire Brick, so far as reported, were as follows:

Table with 3 columns: Imports. Number, Exports. Number, and Value.

The imports and exports of Tiles, so far as made known, are as follows:

Table with 4 columns: Imports. Pcs., Exports. Pcs., Value.

GLASS.—The past year will stand among the most eventful ones in the history of the Trade, more especially as regards the domestic product, yet the record does not require any very extensive detail.

The following shows the imports of Glass at New York during the past six years:

Table with 5 columns: Glass. Pkgs., Glass. Value, L G Plate. Pkgs., L G Plate. Value.

During the years 1877 and 1878 the Custom House reports made no distinction between Looking Glass Plate and Window Plate, a fact not to be overlooked in making comparisons.

HAIR—There has been a steady full demand for Plasterers' Hair throughout the entire year and at no time was the accumulation sufficient to exceed the outlet or afford buyers any advantage.

Comparative prices of Plasterers' Hair per bushel, of 7 lbs., at New York, Jan. 1, for the years named:

Table with 3 columns: Year, Cattle, Goat.

HARDWARE.—There is very little detail or variety in the reports obtained from manufacturers, agents or dealers. A slow and at times very unsatisfactory form of demand has prevailed throughout the entire season, with complaints over the condition of the market by no means the exception.

The following shows the exports of hardware and cutlery from New York during the past four years:

Table with 5 columns: Region, 1880, 1881, 1882, 1883.

Total.....\$3,748,043 \$3,283,787 \$3,410,151 \$2,808,759

LABOR.—Locally, the market has been void of exciting features during the year. A great many small strikes have taken place against individual builders and some of them with quite obnoxious features, but the ruptures were healed without general or very protracted contest and, as a rule, by mutual concession on the part of both employer and workman.

The following is a comparison of wages per day on the first of January of the years named:

Table with 4 columns: Year (1881, 1882, 1883, 1884) and various labor types (Ordin. labor., Masons., Plasterers., etc.) with corresponding wage rates.

LATH.—If manufacturers and receivers of Eastern Spruce Lath have any serious cause for complaint over last year's market we have not heard of it, and they certainly must be difficult to accommodate.

There has been a steady addition to value each season since 1879, with 1883 considerably on the lead, both as to rates actually reached and the general average while business has almost run itself. Commencing with the very first month of the year buyers developed an anxious feeling, and were quick to absorb anything arriving, while parcels afloat when agents were willing to offer them could be placed under engagements without difficulty.

COMPARATIVE PRICES JANUARY 1.

Table with 4 columns: Com. (per bbl.), Fin. (per bbl.), 1880-81, and 1881-82 for various commodity prices.

LUMBER.—The actual amount of lumber sold on this market during 1883 was unquestionably fully equal to if not in excess of the preceding year. Yet no one appears to have been fully satisfied, and constant grumbling from January to December has been a prominent feature of the situation.

Spruce has scarcely realized the somewhat hopeful views expressed by receivers at the close of last season, and neither in the form of business, its extent or the rates obtained does any one appear to be satisfied. The first developments were to be found in the miscalculation upon the quantity of stock held in yard at the commencement of the year, the accumulation not only proving quite sufficient to meet the mid-winter outlet, but left enough over to carry well into spring, and thus materially reduce the number of buyers, who, under ordinary circumstances, would be anxious to secure a few early cargoes to fill out depleted stocks and assortments.

many consumers after becoming used to working it find it quite as useful for numerous purposes as a more expensive wood.

White Pine has found a comparatively even market throughout the entire year. The range of prices has been somewhat lower than in 1883, but by no means out of proportion to the shading and other descriptions of stock, and there was an absence of violent or unexpected fluctuation. Desirable customers have unquestionably at times found it possible to secure somewhat better terms than shown on the nominal "regular" rates, but this was a natural outgrowth of the careful nature of the demand and the necessity for taking some action to retain the attention of buyers.

Yellow Pine appears to have meant well all the season, but up to the close no one claimed to be thoroughly pleased with the gain actually established. To put the matter as briefly as possible, it was a clear case of commencing with a large surplus accumulation, and too slow subsequent curtailment of production to properly adjust the supply to the diminution in general demand.

Table with 3 columns: Commodity (1875 Eastern, 1876 Eastern, etc.), Cargo rate, and Value.

The following shows the imports and exports at New York of Lath for the periods named:

Table with 3 columns: Imports from British Provinces, Exports to All Points, and Value.

LIME.—Consultation with the principal agents and the Trade generally fails to draw out any information upon the market for Eastern lime, except that the amount handled has been somewhat in excess of the previous year, and this, in connection with a margin preserved on most sales, has prevented manufacturers from finding any serious cause for complaint.

Northern Spruce and Hemlock were scarce early in the season, and commanded pretty good rates, but subsequently the mills caught up to the wants of the market, and prices eased off again, with offerings during the balance of the year full enough to keep advantage fairly in buyer's favor.

The receipts of lumber from the Southern Coast reported at this port for a series of years are as follows:

Table with 4 columns: Year, Logs, Feet, Cases for Southern Coast receipts and Cedar receipts.



local use, covering all grades. In fact some of our largest manufacturers report that their business on local account will show an increase during the year of fully fifteen per cent., and promises a further expansion rather than a reduction. This, however, is readily accounted for when the intended fire-proof character of the large buildings is taken into consideration. Some of the dealers have been favored with a fair number of foreign orders, but the demand was not so general as last year, and the aggregate export movement runs smaller on all outlets.

COMPARATIVE PRICES JAN. 1.

Table with columns: Lump White, Lump Blue, Calc'd City. Rows list years from 1870 to 1884 with prices in \$/ton and \$/bbl.

The following shows the imports of Lump and the exports of Calcined Plaster at New York for the years named.

Table with columns: Imp'ts of Lump, Exp'ts of Calc'd. Rows list years from 1877 to 1883 with quantities in tons and values in dollars.

ROOFING TILES.—There has been a fair, though not remarkably active demand for the foreign roofing tiles introduced last year and as agents were more careful to gauge their orders to the exhaustive capacity of the market, the importation ran much smaller. The season commenced, however, with quite a liberal accumulation in hand to draw upon, so that the amount of the receipts can hardly be taken as a fair indication of the actual volume of business, and it may be further noted that since fall set in, stocks have worked down rapidly and the amount to carry over will be comparatively small, while one or two contracts for next season's delivery have already been made. The cost has averaged \$1.00 per M. lower and quite generally stood at \$25.00 on the current sales. Philadelphia is again reported as affording the best market, our local wants taking only small amounts and in a somewhat desultory manner. The imports reported at this port in 1883 were 302,000 pieces against 271,977 pieces in 1882.

SLATE.—Reports obtained from the principal operators in roofing slate are quite cheerful in character, and all the evidences go to show that the season of 1883 has been a very satisfactory one. Locally, of course, the trade amounted to nothing of sufficient magnitude to have any direct influence in shaping affairs. Now and then a pretty good contract could be made for some large edifice, but the major portion of the demand has been simply for odd and irregular parcels wanted to meet repairing jobs, etc., or to fill orders from near by suburban points. It is on the domestic shipping trade, however, that quarrymen have found the animation, in the demand through which they were kept driving busy from the opening of the season to the 1st of December, and, in fact, fair deliveries were made close up to the end of the year about exhausting the increased product and leaving little or nothing on hand unsold. Indeed throughout the entire year all below 22 inch have been scarce, and it was only in the large sizes that an accumulation could at any time be found. The above remarks refer particularly to the black or Pennsylvania slates of which a large and general assortment has been distributed throughout the West, with a prospect of further expansion of trade, while the South has been a liberal exhaust also, New Orleans in particular, with the small sizes most in favor. Trade with the last named city, however, has of late received something of a check, and slight uncertainties have arisen that will require careful management and a little time to overcome. It appears that the prosperous condition of the season led manufacturers to tone up somewhat in their views and about September last they made an advance on the supplies shipped to Gulf ports. This was very well maintained for a while, but sellers were subsequently somewhat suddenly confronted with quite a large importation of Welsh slate with advices of more to come, and offered at prices calculated to draw demand from the domestic article. Extremely low rates of freight on vessels coming out after cotton cargoes was the main basis upon which the foreign shipper could compete, but of late this advantage has grown less in view of the falling off in supply of cotton at New Orleans and a reduction on the price of domestic stock fully equal to the addition made in the fall. With the above exception values have ruled quite uniform during the season, and close firm in view of the very limited supply of stock in first hands. No difficulties of importance have arisen on the labor question, steady employment and good, fair wages keeping the workmen quiet, and quarry owners also intend to continue production during the winter with a view of holding their gangs well together. Only a few shipments have been made East, as producers in the latter section have succeeded in creating a home demand for the local output. The Eastern States quarrymen have also found a good general demand, quite up to the average, as their natural green and red colors and good quality give them a commanding position where consumption requires an extra assortment. The supply was equal to all calls and the run of cost quite uniform throughout the season.

The condition of the export trade requires little information beyond such as may be afforded by the table of shipments as given below. It will be noted that with the exception of a few small and unimportant parcels the entire export trade has been with the Australian and vicinity markets, and is not of remarkably extensive proportions at that. Indeed for many weeks the demand became decidedly flat and uncertain, and while of late showing some signs of revival again, that feature has only been secured at some sacrifice on cost. No encouragement whatever is received from Europe, and as noted above the margin has been so much the "other way" as to permit the importation of Welsh slate at the Southern ports in competition with the home product. Shipping sizes are in fair supply.

Comparative prices of Roofing Slate, January 1:

Table with columns: Purple, Green, Red, Black. Rows list years 1882, 1883, 1884 with prices in \$/1000 and \$/100.

The following is a detailed statement of the exports of Roofing Slate for the past year:

Table with columns: Tons, Pieces, Total. Rows list destinations: Copenhagen, Africa, Br. Australia, New Zealand, Br. West Indies, Hayti, Argent'e Republic, Dutch Guiana.

A condensation of the above table with comparisons is as follows:

Table with columns: Tons, Value, Pieces, Value, Total. Rows list regions: Europe, East Indies, W.I., S.A., etc.

In addition to the exports of Roofing Slate there was reported through the Custom House during the year, 8,943 cases of slate, most of which are supposed to be school slates, but forming no inconsiderable addition to the exports. The destinations with comparisons were as follows:

Table with columns: Cases, Value, Cases, Value, Total. Rows list destinations: United Kingdom, Continent, East Indies, W. Indies, S. A., etc.

STONE.—While the data available is altogether too meagre to admit of any positive comparison with the last season, the concurrent opinion of many of the leading operators is to the effect that the business in front stone during 1883 made no retrograde movement so far as the aggregate consumption was concerned. Brick and terra cotta, even when the latter has to be anchored with railroad iron, have in some cases been given a preference but not enough to seriously impair the sale of stone either for fronts entire or trimmings. As for several seasons past, the brown sandstone has been far in lead in the matter of favoritism and with many consumers it was simply impossible to induce them to handle anything else. Most of the supply was drawn from the Jersey quarries and sellers naturally had considerable advantage, through which they were enabled to sustain a fair degree of uniformity on values, especially for fine stock, as there is a wide margin to be allowed for quality. Probably the next desirable grade is the foreign red shade of building stone, which shows an increased importation and is evidently yearly growing in favor. The cost has remained firm and indeed importers have refused the opportunity to close contracts where to bring negotiations to a successful issue a concession was necessary. For other descriptions of front stone there has not been much inquiry nor could an outlet have been forced even at a considerable allowance on cost. As it was, buyers had quite a little advantage over the transactions made, and while the "price list" remained unchanged it has been a matter of remark over the extreme low quality customers were supposed to be buying and the very high grade they received when deliveries were made. The general supply in the yards is smaller than a year ago, very much so in some cases. Agents and importers, however, feel that the chances are mainly on their side, and should the building operations exceed expectations it must prove of almost immediate benefit to the first-hand dealer.

Blue stone has had a good year, take it all in all, the demand calling for pretty much every kind of stock and keeping up a good full volume to the end of the season. The distribution from the quarries, it is estimated on competent authority, will exceed 1882 by some 1 @15 per cent and it has gone over a pretty wide spread of country, the South in particular proving a first rate customer, though a full average amount and assortment was taken on city account. The export trade has not amounted to much and was principally in small odd lots to cover some special want, though one or two held-over contracts were completed. The accumulation left in yard does not amount to much. There has been some cutting of rates, but nothing of a serious character, and the price list is said to have been better preserved than for many seasons past. The sale of foundation stone has been steady and liberal, with a tendency toward further increase if anything, with full prices obtained throughout.

The following shows the imports of Stone, as reported by the Custom House during the years named:

Table with columns: Marble and stone, mfs. of, Value. Rows list years from 1877 to 1883.

The reported exports of Stone from New York were as follows:

Table with columns: Cases, Value, Pieces, Value, Tons, Value. Rows list years from 1877 to 1883.

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

Table with columns: BRICK, Carga afloat. Rows list various brick types and prices.

Table with columns: FRONTS. Rows list various front types and prices.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$5 on Baltimore.

Table with columns: FIRE BRICK. Rows list various fire brick types and prices.

Table with columns: CEMENT. Rows list various cement types and prices.

Table with columns: HAIR—Duty free. Rows list Cattle and Goat prices.

Table with columns: IRON. Rows list various iron types and prices.

Table with columns: BAR IRON FROM STORE. Rows list various bar iron types and prices.

Table with columns: Sheet, Common, R. G., American. Rows list various sheet iron types and prices.

Table with columns: LABOR. Rows list various labor types and prices.

Table with columns: LIME. Rows list various lime types and prices.

Table with columns: PLASTER PARIS. Rows list various plaster types and prices.

Table with columns: SLATE. Rows list various slate types and prices.

Table with columns: SOLDER. Rows list various solder types and prices.

Table with columns: TIN PLATES. Rows list various tin plate types and prices.

Table with columns: ZINC. Rows list various zinc types and prices.





















Table listing various items for sale, including fixtures, machinery, and furniture, with prices ranging from \$1 to \$8,000.

Section titled 'BILLS OF SALE' listing property sales such as 'Black, Frances L. 252 W. 14th...' and 'Bliden, S. E. 249 Broome...'.

Table listing various items for sale, including furniture, fixtures, and machinery, with prices ranging from \$1 to \$6,000.

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Table listing mortgage assignments with details like 'Kopke, A., to H. P. Morrison. (Mortgage given by Cornelia S. Goff, April 2, 1883.)'.

KINGS COUNTY. SALOON FIXTURES.

Table listing saloon fixtures for sale, including pool tables and billiard tables, with prices ranging from \$200 to \$3,900.

HOUSEHOLD FURNITURE.

Table listing household furniture for sale, including pianos, carpets, and other home goods, with prices ranging from \$100 to \$1,000.

MISCELLANEOUS.

Table listing miscellaneous items for sale, including machinery, furniture, and other goods, with prices ranging from \$1 to \$785.

Table listing various items for sale, including machinery, fixtures, and furniture, with prices ranging from \$100 to \$1,225.

BILLS OF SALE.

Table listing bills of sale for various items like 'Bokee, David A., to Daniel Eldridge. Furniture, 803 Lincoln pl.' and 'Bears, Joseph H., to Selena Bears. Furniture, 119 Lefferts pl.'

JUDGMENTS.

NEW YORK CITY.

Table listing judgments in New York City, including names like 'Jan. 9 Aldrich, William H.—Luke Rielly..' and '11 Alexander, Philip—Wm. Dattlebaum..'.





Table listing various companies and individuals with their respective values, including The Smith & Griggs M'fg Co., Pennsylvania, Slaton & New England Railroad Co., etc.

Table listing individuals and companies with their respective values, including Gildersleeve, James F., Grant, Emil, Hogan, Richard M., etc.

Table listing individuals and companies with their respective values, including Hyatt, John Graham, Jenkins, Raymond, Same—H. M. Anthony, etc.

Table titled 'KINGS COUNTY' listing individuals and companies with their respective values, including Jan. 5 Aller, Ada, Babcock, Charles L., etc.

Table titled 'SATISFIED JUDGMENTS. NEW YORK' listing individuals and companies with their respective values, including Brooks, James I., Barnett, Isaac, etc.

Table titled 'MECHANICS' LIENS. NEW YORK CITY' listing individuals and companies with their respective values, including Jan. 5 Eighth av, s e cor 57th st, abt 40x100, etc.



KINGS COUNTY

Table listing real estate transactions in Kings County, including Spencer st, e s, 275 s Park av, late Tillary st, 25x100, by J. Cole, at 389 Fulton st.

LIS PENDENS, KINGS COUNTY.

Table listing pending real estate cases in Kings County, including 11th st, s s, 198.2 e 7th av, 157.5x100, and Samuel F. Vilas agt Harriett E. Page et al.

RECORDED LEASES.

Table listing recorded leases in New York, including Broad st, No. 24, and Nos. 22 and 24 New st, basement and basement and rear room of No 67 Exchange pl.

Table listing real estate transactions in New Jersey, including 2d av, No. 88, n e cor 5th st, Karolina Wildberger to George Kuehule; 5 years, from May 1, 1884.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including Agens, F G—J J Finegen, M & E R R av, \$10,500, and Allen, W L—J Hunkele, Jr, 18th av, 600.

MORTGAGES.

Table listing mortgages in Essex County, including Alfke, Henry—A Coe, South 6th st, 1,800, and Ashworth, George—N B & L Assoc, South 7th st, 400.

Table listing real estate transactions in Essex County, including Higgins, Ann—S B Jackson, Herman st, 600, and Hunkele, John—W L Allen, 18th av, 400.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including Brown, B C, 150 Sherman av—C Brown, furniture, 1,200, and Frome, M R, 9 Division st—P Hauck, saloon fixtures, 600.

JUDGMENTS.

Table listing judgments in Essex County, including Huestis, D R—G N Lawrence, 204, and Jarvis, Maria—J Sloan et al., 317.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Amann, Eleonore—W Slate, Union, nom, and Ayres, C D—A Prinz, Bayonne, \$400.

The Washington Life Insurance Co—Jennie B St John, admrx, J City.....	2,000
Tyler, P L, by sheriff—Josephine Le Cadmus...	5,000
Tyler, N P—H Selger, J City.....	400
Versfelt, E J—J B Warren, Kearney.....	50
Wells, W H—The Bowery National Bank, J City	7,000
Williams, R C—T Klahn, J City.....	1,100
Same—Dora Buck, J City.....	720
Same—L Plochn, J City.....	475
Same—M Bruns, J City.....	650
Same—P Haeger, J City.....	910

**MORTGAGES.**

Ackley, J J—W B Williams, recvr, 3 years.....	450
Amann, Eleanor—C F Ruh, Union, 3 years.....	400
Bastedt, August—F Steyskal, 5 years.....	2,500
Brennan, Mary—A Bonnell, 4 years.....	600
Coles, F W—Mary J Wilhelm, 3 years.....	500
Comfort, Samuel—Exr of R Cadmus, Bayonne, 4 years.....	300
Connelly, P W—The Greenville Building and Loan Association, Bayonne, installs.....	2,720
Doran, Patrick—J D Peglin, Harrison, 1 year.....	400
Eichner, Ferdinand—J Sachan, 5 years.....	6,000
Gaede, Henry—L Immen, 3 years.....	3,000
Garabrant, Jesse—Jane Cadmas, Bayonne, 2 yrs	200
Garry, John—H Lahey, 1 year.....	100
Gerow, Maggie E—J A Onslow, 5 years.....	500
Gurney, Annie—Excelsior Mutual Building and Loan Assoc, installs.....	2,800
Hess, Katharina—Katharina Fisher, N Bergen, 5 years.....	600
Joule, James—T Pool, Kearney, 1 year.....	700
Keeney, William—N S Hibbler, 2 years.....	2,000
Kelly, J T—The Provident Inst for Savings in Jersey City, 10 years.....	5,000
Kemp, Martha—W M Sawyer, Union, 8 years.....	1,000
Kennedy, T J—Ann B D Rudderson, 2 years.....	3,900
Kerr, E J—The Hoboken Bank for Savings, 1 year.....	3,900
Krame, Peter—C F Ruh, Weehawken, 3 years.....	500
Kurfels, George—Eliza E Gillispie, 3 years.....	3,000
Lemke, A C—M Bonner, 2 years.....	400
Londrigan, Eliza—F W Posthoff, Hoboken, 1 yr	1,000
Lord, John—C S Thompson, Kearney, 1 year.....	1,200
MacGregor, W D—B Dauchy, Harrison, installs.	500
Mackay, William—The American Insurance Co, Kearney, 1 year.....	3,500
Mager, Johanna—J Muller, 3 years.....	2,600
McDermot, Annie J—J W Wakeman, 2 years.....	1,400
Neitzel, Francis—J Baumann, Hoboken, 1 year.	350
Oesmann, Theodore—Frederica Hoberer, West Hoboken, 5 years.....	1,500
Parker, Joseph, Jr—B Wolcott, Kearney, 1 yr.	1,000
Plochn, Louis—W H Danielson, Union, 3 years.	300
Puhlmann, Rudolph, and William Parker—E F C Young, trustee, 1 year.....	558
Ryan, William—The American Insurance Co, Kearney, 1 year.....	1,800
Strang, W H—C C Rickerson, 2 years.....	1,500
Suhrbier, John—N Gulden, Jr, Union, 3 years.....	1,000
The Jersey City Land and Basin Co—J S Rossell, 1 year.....	1,500
Tourot, Louis—P Bencler, West Hoboken, 4 yrs.	2,500
Vreeland, G A—N S Vreeland, 1 year.....	1,000
White, Joseph—E Hachmann, Hoboken, 1 year.	450
Zinnkaunn, Johannes—Maria M Schneider, Union, 5 years.....	1,200

**CHATTEL MORTGAGES.**

Bryan, William—T Prundeville, furniture and blacksmith shop.....	350
Coriell, T J—J T Warren, horses, wagons, &c.....	300
Dunham, L E and Ellis—A S Niven, horse, wagon, &c.....	125
Frambach, Joseph—J P W Tledeman, furniture.....	175
Glintenkamp, Henry, Hoboken—H Meyer, grocery.....	285
Greenslade, John, Bayonne—M A Brown, coach.	300
Gunther, Christian, Hoboken—Jordan & Moriarty, furniture.....	82
Kammerer, F G, Hoboken—Snyder & McCraw, horses and wagons.....	100
Londrigan, Eliza, Hoboken—Melward & Co, kindling wood factory.....	1,200
McGuire, James, Bayonne—J Emmons, saloon.....	200
Murray, John, Weehawken—W Peter, saloon.....	209

**BILLS OF SALE.**

Baumann, William, West Hoboken—G Rose, saloon.....	175
Brown, B B—W E Drake, office furniture.....	500
Hohman, A E—Catharina Hohman, stock and fixtures store.....	500

**JUDGMENTS.**

Beckman, P H—Mary Durney.....	costs
Conklin, Matthew—P E Anderson.....	61
Laudrine, L D and Mary E—T L Tuxbury.....	155
Ward, James—M Murphy.....	319

**PASSAIC COUNTY.**

**MORTGAGES.**

Addy, George—Pat Savings Inst, Water st.....	\$18,500
Boardman, W J—W C Ennis, Liberty st.....	360
Dean, George—H Hamilton, Manchester av.....	630
Doremus, W C—C Barton, Godwin and Carroll sts.....	2,200
Garrison, R B—Pat Savings Inst, Straight st.....	3,000
Gray, W B—J Green, Division st.....	1,000
Harris, A J—B Buckley, Sherman av.....	400
McLoud, William—M Suffern, Washington st.....	300
Merkling, Joseph—G Glover, Stoney road.....	500
Morrison, William—J Haerberle, Mangold st.....	500
Quackenbush, D P—H A Van Emburgh, Market st.....	1,000
Ryerson, J J—A H Zercance, Acquackanonk T'p.....	500
Tanies, Clara—J Kip, Pierce st.....	1,000
Vall, Daniel—S V Edwards, Hamburg turnpike.	4,000

**CHATTEL MORTGAGES.**

Haefeli, Puis, Paterson—Katz Bros, saloon.....	100
Howell, W O, Newark—H H Hallister, silk machinery.....	10,000
Hughes, Phillip, Paterson—R J Dalton, mason machinery.....	800
McGlocklyn, Wm, Paterso—H Weil, cigar store	181
MacGregor, W D, Paterson—Dauchy Burr, printing type.....	500
Powers, C T, Paterson—W M Tirson, roller skates	170
Vacher, Jerome, Paterson—C Chaffajou, silk machinery.....	3,000

**JUDGMENTS.**

Mackay, J P—American Exchange Bank.....	1,721
Miller, John—Victor Clenert.....	60
Plock, John—A H Woodward.....	135
Townley, W G—Chas O'Neill.....	70
Ulrich, Frederick—Joseph Welsh.....	52
Weidman, George—G D Vc.....	91

**REAL ESTATE.**

At the office of THE RECORD AND GUIDE full information will be given about any piece of property in the city held by any person. In these days of commercial depression, it will be of value for Banks or creditors of any business firm to know just what property their customers may own, how much the mortgage against it is, also if any liens or encumbrances exist. This, in addition to full information about, assessments, etc., is given at this office.

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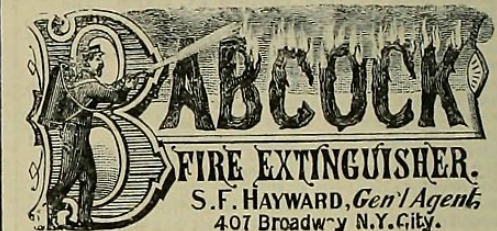
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**NOTICES.**

**EMIGRANT**  
**Industrial Savings Bank,**  
51 Chambers St., New York.

NEW YORK, December 31, 1883.  
DIVIDEND.—The Trustees of this Bank have ordered that interest be paid to Depositors entitled thereto, for the six months ending this date, at the rate of FOUR PER CENT. PER ANNUM on all sums up to the limit of THREE THOUSAND DOLLARS (\$3,000).  
Interest will be credited under date of January 1, and will be payable on and after Monday, January 21, 1884.  
HENRY L. HOGUET, President.  
DAVID LEDWITH, Comptroller.

OFFICE OF RIKER & CO., 998 6TH AVENUE, }  
January 1st, 1884. }  
THE ABOVE FIRM, COMPOSED OF N. W. RIKER and E. STANTON RIKER, will be, from to-day, RIKER & SON.

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