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MAY 24, 1884.

It will be good news to real estate dealers that the Governor has signed the bill to appoint a commission to prepare and report to the next Legislature a series of measures to facilitate and lessen the expense of transfers of titles of real property. It is now to be hoped that the Governor will appoint a competent commission, and one which will not procrastinate. The work has all been done to hand by the very admirable Land Transfer Association, of which Mr. Dwight H. Olmstead is the president. That gentleman and his associates have gone over the ground thoroughly. They have prepared in advance the necessary enactments, and have consulted with the lawyers who know most about the law relating to real property. Next winter should see this desirable reform fully consummated. Real estate ought to be as good a collateral in bank as government bonds, and it would be were it not for the preposterous impediments now in the way of the consummation of every real estate sale. It is understood that the Real Estate Exchange will suggest to the Governor the names of a number of well-known lawyers from which he can select the right kind of a commission. The Exchange should endorse no lawyer without the distinct understanding that he will be ready to report at the opening of the next Legislature.

Jay Gould and Cyrus W. Field are doubtless anxious to settle the dispute between the Manhattan and Metropolitan companies, but are not probably in a position to accept Sylvester H. Kneeland's proposition. He is willing to sell the stock of the Manhattan Company for bonds, but this is no time to raise money for any such purpose in Wall street. Field's counter proposition was simply absurd. By a peculiar kind of book-keeping he tries to make out that the Metropolitan earns less than 1 per cent., and then he offers to pay 8 per cent. whenever the Metropolitan earns that amount. In other words, he offers just nothing at all. To adjust this matter satisfactorily, the whole dispute should be left to arbitrators. The courts so far have done nothing but prolong litigation, and add to the exorbitant bills of the lawyers. In the meantime the stockholders suffer, and important real estate interests north of the Harlem are injured because the connections which are to be made with the Suburban Rapid Transit, the Northern New York, and other existing and inchoate lines of travel cannot be effected until the elevated system is worked as a unit.

It will be a relief when the present House of Representatives passes out of existence. The economies on the part of the Government demanded by Messrs. Randall and Holman are of a kind to make the United States a laughing stock for other nations. We are potentially the richest and most powerful nation on earth, yet here is the most important committee of Congress cutting down the incidental expenses of the State Department for rent, stationery, postage stamps, telegrams and the like from \$85,000 to \$15,000. Twenty-seven consulates are reduced and twenty-one abolished. There are to be no missions to six minor countries, and the usual appropriation for the care of indigent American sailors abroad has been cut off. In short everything is being done to degrade us in the eyes of other nations so as to save some \$350,000 to a treasury which has annually over a hundred millions surplus. The comic papers ought to make these cheese-paring economists as ridiculous in the eyes of the country as their official acts are contemptible.

The time is coming when there ought to be an understanding among the well-to-do classes in this country. They should take the government away from the control of the small lawyers and politicians who cater for the votes of the day laborers. Funds should be raised by voluntary subscription to pay our public servants decent salaries both at home and abroad. Our ministers should live in equal state with those of other nations. Every Senator and Representative in Congress should have a house of his own, and not be forced to live in cheap lodgings. Every Governor should have a State house, and the Mayor of New York ought to occupy the finest house in the city and have a salary large enough to enter-

tain distinguished strangers within our gates. The day of small economies has gone by, and looking after the "cheese-parings and candle-ends" should be left to such "hole and corner" statesmen as Samuel J. Randall and William S. Holman.

During the panic of last week there was a notable increase of investment purchases of good stocks. There are plenty of people with means who know when securities are being given away, and hence in every panic there are purchasers ready to buy stocks and bonds outright and take them away from the market. Capitalists of large means not only do this, but there are literally tens of thousands of persons of limited resources, who are willing to take cheap stocks representing good properties, and keep them as a permanent investment. Hence it was noticed on the tape that quite a large number of the twenty and twenty-five shares were quoted, but in every case the purchasers of small lots were forced to pay from a half to 3 per cent. more than those who dealt in the regular hundred-share certificates. The Stock Exchange ought really to encourage these small investors. They are very numerous, and the aggregate they are willing to spend in ready cash is always a decided relief to the market in the money pinch. But in making a hundred shares the only delivery these small investors are discriminated against. It is with difficulty their orders are filled, and they are forced to pay more than other purchasers. In London ten shares is the regular delivery, and hence there are tens of thousands of investors there who avail themselves of panicky times to add to their holdings. The same is true of Paris. In none of the large cities of Europe are there any places corresponding to our "bucket" shops. Operators with limited means here are driven to these nefarious institutions, because purchasers of small lots are at a disadvantage on the Stock Exchange. The bucket shop would disappear from New York were the small buyer to have the same advantages as the large purchaser on the New York Stock Exchange. Nothing puts an end to a panic sooner than the appearance of permanent investors in the street. They pour a steady stream of cash into the place where it is most wanted. It is strange that this matter has not received more attention from the Stock Exchange. At present that institution discriminates against the small investor, who should rather be encouraged, and keeps alive the bucket shops, nearly all of which are as dishonestly conducted as the skin gambling dens.

The Proximate Cause of the Trouble.

All the financial editors are giving their theories of the recent disturbance in Wall street. *Bradstreet's* thinks it is due to moral causes, and was precipitated by illegitimate methods of doing business. The *Financial Chronicle*, which is never happy outside the facts it gives, say it was a mere stock panic, and that the general business of the country is all right. The *Chicago Tribune*, which often has very wise articles, declares that the country is prosperous, and that the trouble in Wall street was a mere local disturbance.

But are not these views all superficial? We know, as a matter of fact, that after the exceptional prosperity which began with the enactment of the silver bill in the spring of 1878, and ended with the drought of 1881, there followed a period of liquidation which has continued without interruption to the present time. Why we were prosperous up to that date is easily accounted for. We had immense crops, while those of Europe were deficient. The cost of production was light and profits were large. Our currency was doubled in amount by resumption. Since 1881 our crops have been relatively poor, prices of agricultural products low, and our profits very small. Then we have built too many railroads and overproduced all kinds of manufactured articles. In four years from the date of the last census we have increased, it is true, over 12 per cent. in population, but in the meantime we have increased the mileage of our railroads nearly 40 per cent., and an expert authority asserts that in the four years there has been an increase of 50 per cent. in many of the industries which supply our population. While we have enormously increased our capacity to produce manufactured goods, our consumptive power is not much greater than it was four years ago. In 1880 there were 575 people to a mile of railroad. Three and a half years later there were only 466 to every mile of road. Does not this tell the story of the immense depreciation of securities representing properties where railroad building has been most active? With 40 per cent. more of stocks and bonds representing our transportation system the roads themselves have less business relatively than they had four years ago. Who can wonder at the shrinkage in Union Pacific, Denver, Northern Pacific, and indeed in all the stocks which have depreciated in value? and who will say that the end has come even yet?

It is also to be noted that while we have added so greatly to our manufacturing facilities we consume about as much of foreign goods as ever. There is no market for our productions abroad, due to

the great cost of production caused by the high tariff in this country.

The real estate interest of this city and neighborhood is not affected by these considerations. The metropolis will grow in wealth and population whether the times are good or bad. There is literally a corner in land on New York Island. But, of course, the general prosperity of the country would be reflected in the enhancement of values in city property. Our interests, however, are in freer trade. We want to see our flag upon the ocean, and American vessels leaving and entering our harbor from all the principal ports of the world. Whenever that time comes it will see a vast increase in the population and wealth of this city.

While the dullness in the stock market may continue, and even lower prices may be reached, there are, however, some signs of a better state of things. We have stopped further railway construction, and a check has been put to the manufacture of unnecessary goods. Meanwhile our population steadily and largely increases, and after a period of dullness the country will again become prosperous by its natural growth. But it would help matters mightily if we have freer trade, cheaper production, and a steam marine of our own.

Upper Madison Avenue.

The building activity in upper Madison avenue and upper Park avenue continues, taking the form, generally, of "elegant residences," upon the outside of which much money has been expended, with varying degrees of judgment. The Tiffany house, at Madison avenue and Seventy-second street, is already the most conspicuous dwelling house in the city. The gable on the Madison avenue front must be very nearly seventy-five feet wide at the base, and the pitch is steep, so that the roof is a towering object. The house is also conspicuous by its magnitude and its material. The central gable on the Seventy-second street front and the turret at the angle are still unfinished, and these will so modify the skyline and the general effect of the exteriors that the house will not be fairly amenable to criticism until they are completed.

Just opposite, on the northeast corner, are two twenty-five foot houses, of which it is not quite clear whether their design is the work of an architect, strictly so called, or of an ambitious speculative builder. It cannot always be told from the vagaries of the human intellect, whether the intellect has been cultivated or not, and when the motive of a design is merely to do something striking the strain will affect unfavorably even an educated mind. The carving on these houses looks like the work of a more or less trained designer, but we have lately become accustomed to well designed carving on fronts quite innocent of any strictly architectural claims to admiration. The carving in these fronts is done "in place" and is not finished. The advantage of doing carving in its place instead of in the stoneyard is supposed to be that a better adjustment in scale can thus be secured. It is questionable whether this ever amounts to much. In the present instance the object has certainly not been attained, since the finished carving on the upper stories is excessive in scale, although it might not seem so if it were better adjusted to its surroundings in function, being too heavy and too protruberant merely to mark the springing of some little arches. It is, however, very well executed and in itself very well designed. Otherwise these fronts have no interest though they are full of things. One is of brick and one of brown stone, each has a three-cornered and three-storied bay window, an extremely intractable feature, and each is finished with a pediment, closed in one case and broken in the other, against a horizontal parapet wall, a combination meaningless and absurd.

At the corner of Seventy-first street and Madison avenue the new church for the Episcopal parish of St. James is rising, and has advanced far enough to show an unusual arrangement. What seems to be an apsidal chancel occupies the avenue front, with an entrance at the corner, but the main entrance is apparently at the other end of the church. This reversal is not unusual where the purpose is in "advanced" churches to preserve "orientation," that is to say, to keep the altar at the east end. But in this case it seems to have been resorted to purely for picturesque purposes, since the cathedral orientation is exactly reversed. The building is not far enough advanced to justify any remarks upon its architecture except that the rugged brown stone wall has a solid and satisfactory aspect.

Over in Park avenue, between Sixty-eighth and Sixty-ninth streets, are some new houses—at least we have not remarked them before—of a queer aspect, occupying the entire block front, and appearing to be the work of the same designer, since it is not likely that different designers would have taken so much pains to variegate their architecture. The material of all of them is the same—that is, it is all brick and brown stone, but the northernmost is exclusively brown stone and the southernmost brick, with a slight admixture of brown stone, while the ingredients are differently mixed in each of the three (or is it four?) intermediate fronts. One of them has a three-story bay window all in brown stone, another has a brown stone basement and first story, and the third some other combination. The skylines are also distinguished with much

pains, one of the fronts terminating in a kind of turret, another in a curvilinear gable, a third in a roof sloping backwards and relieved by dormers, while the southern house has a plain gable and the northern a flat roof. There is a like profusion of features in each of the houses "surprised by himself." If variety were sufficed to constitute good architecture these dwellings would be admirable examples of that art. But the designer seems to have been more concerned about making sure of a large assortment of things than about adjusting the things artistically or refining them separately. Accordingly, each of the fronts by itself is overdone in profusion and underdone in design, while the effect of all of them together is not that of a harmonious group, but of a bewildering huddle. The things taken singly are not good. There are so many of them that it would be difficult to say decisively that not one of them is good. Nay, there is at least one carved panel which has a graceful design well adjusted to the space. But for the most part the decorative detail seems to have been chosen pretty much at random from the repertory of Queen Anne, of which these houses seem to be the last and one of the most spasmodic efforts. "We noticed," as the country papers say, the dish-towel ornament, with a rosette in the centre of the towel, which is one of the marks of what may be called the debased flamboyant of Queen Anne. It is gratifying to remark that the Queen Anne fashion seems to have run its course. Designers can scarcely derive inspiration so mischievous from any other quarter.

Will Chicago Overtake New York?

We last week showed that Chicago bids fair to overtake the metropolis in population. It is not likely to do so, however, in the value of its real estate, nor in the amount which it will expend on erecting new structures; certainly not for a half-century hence, at least, if the following tables form any criterion for the future:

1. Number and amounts of conveyances in New York each year, from 1873 to 1883, inclusive:

Year.	No. of Cons.	Amount paid	Year.	No. of Cons.	Amount paid.
1873.....	7,175	\$145,285,753	1879.....	8,969	\$85,563,913
1874.....	6,191	114,197,609	1880.....	9,588	111,666,636
1875.....	6,347	99,125,621	1881.....	11,678	148,294,490
1876.....	6,374	86,733,805	1882.....	9,475	170,764,163
1877.....	6,179	71,469,285	1883.....	9,692	163,849,303
1878.....	6,029	64,119,187			

But the above does not include the Twenty-third and Twenty-fourth Wards, in other words the annexed district beyond the Harlem. In 1882 compared with 1883 the conveyances for the whole city were as follows:

	Conveyances.	Consideration.
1882.....	11,042	\$174,653,227
1883.....	11,040	165,192,848

2. Assessed valuation of realty in New York city from 1882 to 1884:

	1882.	1883.	1884.
New York.....	\$1,035,293,816	\$1,089,879,403	\$1,121,974,153

3. Valuation of realty in Chicago from 1837 to 1883, inclusive:

Year.	Real Estate.	Year.	Real Estate.	Year.	Real Estate.
1837.....	\$236,842	1853.....	\$13,106,677	1869.....	\$211,371,240
1838.....	235,996	1854.....	18,990,744	1870.....	223,643,600
1839.....	94,803	1855.....	21,637,500	1871.....	235,898,650
1840.....	94,437	1856.....	25,892,308	1872.....	239,151,890
1841.....	127,024	1857.....	29,376,818	1873.....	262,969,820
1842.....	108,757	1858.....	31,175,325	1874.....	256,541,310
1843.....	962,231	1859.....	30,732,313	1875.....	127,900,975
1844.....	1,992,095	1860.....	31,198,135	1876.....	131,222,460
1845.....	2,273,171	1861.....	31,314,749	1877.....	116,082,533
1846.....	3,661,425	1862.....	31,567,545	1878.....	104,420,053
1847.....	4,995,416	1863.....	35,143,252	1879.....	91,152,229
1848.....	4,998,266	1864.....	37,148,023	1880.....	99,031,955
1849.....	5,181,637	1865.....	43,064,409	1881.....	90,699,045
1850.....	5,689,965	1866.....	66,495,316	1882.....	95,880,000
1851.....	6,804,262	1867.....	141,445,920	1883.....
1852.....	8,190,769	1868.....	174,490,663		

It will be seen that while the assessed valuation of realty in New York has increased each year, that of Chicago, while showing an extraordinarily rapid increase up to 1873, has since declined annually, until in 1882 it was but \$95,880,000, that of New York being \$1,035,293,816, or nearly eleven times as great.

4. Number and cost of plans filed for buildings proposed to be altered and erected in New York city from 1872 to 1883:

Year.	No. of new buildings.	Estimated cost.	No. of alterations.	Estimated cost
1872.....	1,728	\$27,884,870	1,318	\$2,788,379
1873.....	1,311	24,936,535	1,311	3,496,995
1874.....	1,388	16,667,417	1,479	3,532,147
1875.....	1,416	18,226,870	1,253	3,200,433
1876.....	1,379	15,903,880	1,177	3,635,473
1877.....	1,432	13,865,114	1,308	3,215,125
1878.....	1,672	15,219,680	1,209	2,621,046
1879.....	2,065	22,567,312	1,373	3,310,110
1880.....	2,252	29,115,335	1,353	3,862,111
1881.....	2,682	43,391,310	1,497	4,142,000
1882.....	2,577	44,793,186	1,691	4,267,181
1883.....	2,623	41,304,638	1,870	4,540,436

5. Number of permits, estimated number of buildings in Chicago and their cost from 1876 to 1883: (There are no figures preserved prior to that date, the Building Department of that city having been instituted in that year.) The number of buildings already exceeds that of New York, though the amount is less by more than half, the structures not being so costly in Chicago. It will take the latter city probably from twenty to thirty years, even at the pres-

ent rate of increase, to reach up to New York in the annual cost of its new buildings.

Year.	No. permits.	Estimated No. buildings.	Cost.
1876	2,360	2,561	\$8,270,606
1877	2,421	2,777	7,582,649
1878	2,709	2,904	7,419,101
1879	2,908	3,037	6,641,280
1880	3,868	not reported	9,071,850
1881	2,910	3,048	18,467,000
1882	2,691	2,917	15,842,800
1883	3,204	4,100	21,600,000

The Bowery Redivivus.

It has long been a marvel why property holders in the Bowery were content to draw large profits from the tumble down old houses when they could add largely to their incomes by constructing more spacious and comfortable edifices. The Bowery, from Chatham Square to Cooper Institute, is destined to be the great retail mart of the central and eastern portion of the city. Its stores have always been in demand at high rents, but the construction of the east side elevated road will in time, if it has not already, double the price of Bowery property. With the exception of Broadway below Chambers street, there are more people pass through the Bowery every day than any other thoroughfare of the city, but they are generally the poorer class of our population. The Bowery beer gardens and places of amusement are among the largest and most popular in the country because of the throngs of people who are forced to make use of that avenue in going to or returning from their place of business and who also find it a convenient place to purchase needed household goods and supplies of every kind.

In view of these facts it is remarkable that stores such as Ridley's and Lord & Taylor's were not long ago located on the Bowery. Its great business warranted more commodious establishments. A store or building with very ornate architecture would be out of place. The Dry Dock Savings Bank, for instance, was a mistake, and has no business on the Bowery. But the need of new structures is at length to be met by very decided improvements which have been commenced this May. Passengers on the east side elevated must have noticed the disappearance of many old land marks and the evidence that a new era has opened for that old and popular avenue. Among the important improvements now under way or projected are the following: At Nos. 37 and 37½ Bowery, a five-story brick and iron front store, for the Allen estate, which will cost \$30,000; a five-story brick and stone hotel, to be erected by William A. Martin, on the site of the burned Windsor Theatre, which will cost \$70,000, and on the northeast corner of the Bowery and Grand street a five-story store of the better class, to cost \$43,000. At No. 131 Bowery William H. Bradford will build, at a cost of \$20,000, a five-story brick store. The Young Men's Christian Association will erect a fine structure near Houston street which will be four or five stories in height and 50 feet front, and adjoining the latter building, on the southwest corner of the Bowery and Houston street, the Astors have had the old buildings demolished preparatory to the erection of several substantial buildings, after the usual style of the Astors.

From the above it will be seen that it is probable the old Bowery is to become renewed and may in time be as attractive as it has always been popular.

The law requiring telegraph and telephone companies to put their wires underground accounts probably for some of the weakness in Western Union telegraph stock. The change is to be completed under the law by the close of 1885. If the company refuses or neglects to hide away the wires the work is then to be done by the city at the expense of the corporations interested. Of course, it would decidedly improve the appearance of the city if the unsightly poles and wires were removed. But would not other annoyances result? The wires even underground would need frequent repairs, and this will involve a continuous tearing up of the pavements. Were the Arcade road built on Broadway there would be no difficulty in getting at the interred wires on that thoroughfare, but this great improvement is postponed for another year at least. The Western Union Telegraph Company already has tubes connecting their Broad street office with the principal building, at the corner of Dey street, and with their new building corner Twenty-third street and Fifth avenue, while the latter is connected with the Grand Central Depot. But the tubes laid are intended for pneumatic propulsion. The design is to send the written messages through the tube for direct distribution at distant points of the city, thus adding greatly to the efficiency of the district messenger service. In short, the design is to save the retelegraphing of messages received at the general office. Hence it follows that in burying the wires new tubes must be laid connecting the principal offices in New York with the out-of-town telegraph and telephone systems. It is very evident that some time or other the city must be honey-combed with sub-ways. Underground New York has developed marvellously within the last quarter of a century, and the time has come when to avoid the incessant tearing up of our pavements that permanent sub-ways should be constructed, so that sewers, gas mains, steam heating pipes, water mains, as well as

telegraph, telephone and electric wires and pneumatic tubes, can be constructed or repaired without touching the pavements. But, as we have said, the construction of the Arcade road would greatly simplify the problem of making use of subterranean New York.

Our Prophetic Department.

SIR ORACLE—There will be no immediate recovery from our present troubles. A blow dealt at the Stock Exchange such as that of last Wednesday week is not forgotten in a hurry. I can see no new factor to help raise prices until the crops are reasonably sure of making a good yield, and the Republicans nominate an acceptable candidate for the presidency.

QUERIST—If we have civil service reform what difference does it make who is President?

SIR O.—Not much potentially, perhaps, but the moral effect of an incoming administration is very great. It unsettles business if the *personnel* of the government is changed. Were President Arthur nominated to succeed himself, the business world would respond with alacrity, and I think stocks would advance as they did four years ago when Garfield was put into the field. There seems to be every reason to believe that our wheat and small grain crops will be the heaviest known for years. Last year our winter wheat crop was a failure. This year the Agricultural Bureau thinks it will reach 350,000,000 bushels, that is, within 50,000,000 of the entire crop of last year, and our spring wheat crop ought to be good for over 200,000,000 bushels. All the small grain, fruits and vegetables promise well.

QUERIST—What have you to say about corn? I think you anticipate a large crop.

SIR O.—In a previous conversation I gave reasons for believing that the farmers would distance all their former efforts in trying to raise corn. That cereal has been scarce and high-priced since the droughts of the summer of 1881. In other words we have had three bad corn years, due to droughts and early frost. In the average of chances a good corn year is due. It is very evident that the farmers will do all they can in the way of planting to grow an enormous crop, for there is a very great profit in corn at the present price, say fifty-seven cents a bushel at Chicago. Corn can be raised with a profit at twenty cents a bushel in a good year.

QUERIST—Have you any doubts now about the large corn crop?

SIR O.—Samuel Benner, in his prophecies, is inclined to predict a poor summer for corn. He publishes tables showing there are dry years and wet years, and that 1884 ought to be wet, with a low temperature during the summer. Corn can get along with very little water but must have heat to grow; hence the outlook is not as good as it might be. Then cotton does not promise well, due to a late spring and the prospect of a wet summer.

QUERIST—There is not much hope, then, of better prices on the Stock Exchange?

SIR O.—The market will be very dull for a while, but I see nothing to advance values in the immediate future. There is only one consolation, you cannot get below zero in stock quotations and we are very near that now.

QUERIST—How about politics?

SIR O.—It really looks like Arthur to me, with Lincoln a good second. Blaine is not really a candidate, but he wants to name the winning dark horse, so as to be the Secretary of State.

QUERIST—And the Democratic nominee will be?

SIR O.—Samuel J. Tilden, if he will accept. If he does not then General Slocum or Cleveland. It looks like some one from New York who has no tariff record.

A word of caution may not be out of place respecting the "gossip" about real estate given by us weekly. While the great majority of the items can be depended upon, there are some which are not trustworthy. Our reporters publish what they get from brokers and dealers, but some few of these occasionally indulge in fiction. They tell of sales at extravagant figures which deceive no one in the trade, and respecting which it would be well for outsiders to be on their guard. A reported sale will sometimes help property in the immediate vicinity, and hence the temptation for unscrupulous owners and dealers to deceive investors. Our object is to give accurate information in THE RECORD AND GUIDE, but it is impossible for us to tell how much truth there is in reported sales of vacant property when the price on its face is extravagant. There are in fact only two persons who know the real price, that is, the buyer and the seller, and it may sometimes be to the interest of both to deceive the purchasing public.

Mr. John H. Sherwood's letter to the *Times*, complaining of the constantly increasing bills of the gas companies, emphasizes the growing indignation of consumers at the illegitimate exaction of those corporations. New York city ought to supply gas and electric light to its citizens, as well as water. With a good civil or rather municipal service, such as we are now promised

under the recent enactments of the Legislature, there is no reason why the city might not give us a far better, cheaper and more efficient service than could any corporation.

Concerning Men and Things.

* * *
A. Oakey Hall, ex-Mayor of New York, is hard at work in London as a newspaper correspondent and lawyer. In the evening he is to be found in Fleet street, at the London office of the New York *Herald*. His mornings are spent at the Inns of Court, where he is studying up English law, with the design of becoming a solicitor. He does the legal business for one American law firm whose office is in Pine street. Hall is a remarkable man in his way, and has had a very peculiar career. He has a certain amount of ability and can make a humorous speech. He is adroit, resourceful, but somehow lacks balance, and his life will probably end in pecuniary as well as moral bankruptcy.

* * *
Henry Ward Beecher's slur on ex-President Hayes was amusing but not just. The country would never be in any peril if all our Presidents were as discreet and self-poised as that well-meaning ex-official. The merit of President Arthur is that he has very much the same recommendations as has ex-President Hayes. There was a touch of the Sunday-school superintendent in the conduct of the latter, which laid him open to the charge of Phariseism, but we will have a prosperous history if we never have worse Presidents than he who now lives in Fremont, Ohio. Mr. Beecher in the course of his address mentioned the fact that he had more than once visited Washington to secure favors for his friends. This is quite true. It was he who induced President Lincoln to release the proclamation forger, Joe Howard, from Fort Lafayette, and he has made applications for other but more deserving persons to every chief executive since then save alone Andrew Johnson.

* * *
The Frohman family have come to the front as the most successful of all the adventurous theatrical managers. Daniel and Charles Frohman commenced their careers in the business departments of a couple of our daily journals. They were both at one time on the *Graphic*. Their first venture was a troupe of negro minstrels, that is they were real negroes and not the black-cork variety. Their connection with the Madison Square Theatre was followed by the playing of numerous companies all over the country. At first the ventures were confined to plays produced at that theatre but they have now under their control a number of outside enterprises, all of which promise well. The Frohmans belong to the wonderful Hebrew race which seems to have a peculiar talent for great and risky enterprises. They are honest and honorable gentlemen, whose word is as good as their bond, and it will not be surprising if some day they were the managers of the Metropolitan Opera House.

* * *
The talk in the newspapers about a new theatre to be built in Harlem is old news. Three distinct plans have been spoken of within the past year or two, the last being so far back as the fall of 1883. Miss Maggie Mitchell's project, which was referred to in the papers, is quite stale, and has been known to every real estate broker in Harlem for a year past. That lady owns some property on the north side of One Hundred and Twenty-fifth street, between Third and Lexington avenues, just far enough away from the latter to avoid the noise of the "L" road. Miss Mitchell has not taken any definite steps in the matter as yet. The second plan was that of a well-known down-town manager, who was negotiating with a Harlem firm of real estate agents for a site above One Hundred and Sixteenth street; this also fell through. The third was a plan, vented by the owner for reasons best known to himself, to build a theatre on the southeast corner of One Hundred and Seventh street and Third avenue, but that gentleman is now about to file plans for a number of tenements and stores to be erected on the site. Harlem undoubtedly needs a larger and better theatre than it now has, one which will free theatre-goers in that part of the city from the unsavory odors of a lodging house for the uncomplaining quadrupeds of the Third avenue horse-car line. Harlem has a population equal to that of many important cities, and could well afford to support a first-class theatre. Here is a splendid opportunity for a smart theatrical manager.

The new private park now being laid out on the south side of Thirty-fourth street, between Lexington and Fourth avenues, will, when completed, be a very acceptable city improvement. It will add to the value of all the adjoining property, particularly the Park Avenue Hotel, which has suffered from being opposite a horse car stable. It seems it was Mr. Wm. H. Vanderbilt who consented to this improvement, as he controls the disposition of the ground which is owned by the Harlem Railroad. When the latter company is ready to extend its track above Eighty-sixth street to Harlem River it will dispense with the stables on Thirty-second street, as the cable motive power will be used on the Fourth and Madison avenue tracks. The plans, it is said, are prepared for a car and steam engine house on the corner of Madison avenue and Eighty-sixth street. A portion of the present stable at Thirty-second street will also be used for the motive power of the cable, but the stables for horses not being needed, a large amount of ground will be available that will command high prices, as it will be opposite the fine private park now being laid out.

One good sign," said Mr. George F. Peabody, of the firm of Spencer Trask & Co., "is that the cats are dead. The liquidation in all the minor securities so-called is over. They are no longer available for collateral, for no one will lend on them, and hence they have found their way into the tin boxes not to make their appearance again until speculation revives." Mr. Peabody is undoubtedly right. Money can now only be borrowed upon stocks which have a dividend-paying value. This will keep money easy and will in time advantage the good stocks. It was a noticeable fact that during the recent disturbance there was very little selling of good bonds. The speculation was confined to those which have a prospective value, such as West Shore & Buffalo.

Home Decorative Notes.

—One of the most effective decorative novelties for a mantel or table scarf is a groundwork of black satin, with applique flowers and figures in bright colors; the border is finished with plush crescents of various colors.

—Tinted linen shades, cream, sage or ecru, are preferred to those of white Holland so long used. They are fringed across the lower end, and may have slight open-worked embroidery of self color above the fringe.

—A framed picture of large size should never be suspended from one nail, independent of the considerations of safety, the effect produced by two points of support is better.

—A foot-warmer is very easily constructed by making a bag of bed ticking about fourteen inches square; bind the seams with braid, leaving a small opening and fill with sand; make a slip cover of any material you choose and fasten with buttons and loops; when needed heat very hot in the oven, put it in its case, and it is ready for use. It is quite surprising how very long it will retain heat.

—Some portieres are made to reach only half way to the floor, thus disclosing the adjoining room.

—Inexhaustible treasures and articles of luxury are displayed by A. Seixas, of 127 Fifth avenue, costly and perfumed sachets of velvet, plush and satin, for gloves, handkerchiefs, perfumes, laces and stationery, others are of alligator skin, Japanese and ivory leather, lined with satin and perfumed with rose or violets; library sets, composed of brass, ivory, nickel, oxidized silver and copper, in curious shapes, the varieties of ink-stands and paper weights seem inexhaustible, all sorts of devices are brought into requisition.

—After carpets have been thoroughly shaken, they can be brightened very much by scattering corn meal mixed with coarse salt over them, and then sweeping it all off; mix the salt and meal in equal proportions.

—Plush furniture is studded around with large square filigree gilt nails.

—Toilet sets, comprising the bureau, scarf, mats and pin-cushion cover, are of fine lawn with a broad Carrick-ma-Cross border worked on them.

—A harvest scene engraving is in a broad wooden frame, with the small scythes, rakes and pitch-forks that are fashionable now in each corner.

—The panels of a door may be beautified by placing on them pieces of satin of a color to harmonize with the other decorations.

—Somewhat new and attractive style of embroidery is accomplished by cutting out the plush in odd designs and laying it over satin of a lighter shade; for instance, a table scarf has the centre of plain olive green plush, while the ends are cut out in the forms of leaves, flowers or geometrical figures, and laid over green satin of a very delicate shade, couch about the spaces with silver or gold cord, and finish with heavy chenille fringe.

—Crabs, lobsters, beetles, flies and grasshoppers in bronze figure among the favorite designs for paper weights.

—An elegant table for holding a piece of statuary or an odd vase has the top of richly chased brass and supported by three finely polished Mexican horns with ends tipped in silver.

—Beautiful workbaskets are made of small leghorn hats, line the crown with silk and catch the sides together with satin bows, decorate the out side with sprigs of apple blossoms, wisteria or ox-eyed daisies painted in oil colors.

—Very useful night lamps are seen in brass, porcelain or colored glass, to some of the designs clocks are affixed, and the figures placed on the lamp shades, we can therefore ascertain at a glance the hour of the night. Varied and attractive styles are shown by C. H. Covell, of Broadway and Twenty-seventh street.

—A very pretty way of arranging a guest's place at dinner is by a floral alphabet; letters of tin, deep enough to hold a little wet sand and in which the small blossoms can be set, if the flowers correspond with the initials of the guest's name it will be all the prettier.

—The Japanese chrysanthemum design is extremely graceful for a chair back or scarf end, it is most effective when worked on a neutral tinted background the foliage variegated in olive green shades and the large loose flowers in purple, pink and white or deep dull red.

—A corner cupboard that has solid unglazed doors either flat or rounded would gain richness by the insides of the doors being covered with choice bits of Venetian leather, when such doors are opened and laid back against the wall the warm fine color would be a valuable adjunct to and not interfering with the brilliant beauties upon the shelves.

—Madras muslin curtains as window hangings are much more harmonious and blend better with the decorations than the crude white lace.

—Rugs have an immense advantage over carpets, as they can be taken up very easily to be shaken or dusted; the great amount of dust which collects in rugs is amazing. Bats are much better than sticks for beating carpets.

—Dark bamboo tables with unpainted tops have brass rods supporting the legs.

—A new etching published by Fred. Keppel & Co., of 26 East Sixteenth street, is "The Cancales," from a picture by Farjen Perrin in the Luxembourg Gallery, Paris, the etcher is A. P. Martial. The work shows a group of women all in peasant or fisher dress, coming from the oyster bed flats seen in the distance towards the shore. On one day of the year the women of Cancale are allowed the privilege of gathering from these beds all the oysters they can carry away, the sale of these oysters allowing them a good supply of pin money for the rest of the year. This work is a valuable example of the best etcher's art, the groupings are very good and the figures full of interest.

The New Real Estate Exchange Building.

We present our subscribers this week with a picture of the Real Estate Exchange and Auction Room (Limited) as it will appear when the alterations and additions shall have been completed to the buildings now on the site. The structure takes in Nos. 59 to 65 Liberty street, and is five stories high, exclusive of the basement and cellar. It has a frontage of 82.9 feet on Liberty street, and of 91.3 feet on Liberty place. The Exchange, the principal chamber in the building, will be 42x90 in size, with a height of 33 feet. It will contain a number of auctioneers' stands, all of which will be in hardwood. A stranger's gallery will appear at the south side, entered from the front by a staircase, and on the opposite side there will be a gallery for the accommodation of members and their friends. In the latter gallery space will be set apart for the representatives of the press, a very necessary reservation considering the importance of the real estate interest, and a convenience in which the present Exchange Salesroom is conspicuously deficient. The room will also contain five hundred receptacles for letters, one for each member. It will be wainscoted and floored with marble, and the ceilings decorated. It will be approached at the Liberty street entrance through two massive doors carved in cherry, and there will be a side entrance on Liberty place. The offices of the institution will be on the same floor, and will adjoin the directors' room and the president's sanctum. The whole business of the Exchange will, in fact, be conducted on this floor. A new Otis elevator will be placed in the building, and provision will be made for another should it ever be required. The old brick structure adjoining the main building is now being demolished, and a new one will be reared in its stead, to adjoin the latter, and to be of the same height, the dimension being 20x96 feet. The offices above the Exchange Room will all be rented out, there being some fifty to sixty in all. The cost of the alterations and additions is estimated at about \$90,000, of which \$55,000 is for the new building and \$35,000 for the alterations to the old. The cost of the buildings was \$421,500, which will thus make a total, in round numbers, of about \$500,000, being the amount of the capital stock. The sources of revenue will be numerous. First, the rental of the offices will yield, it is said, some \$35,000 per annum. This in itself would suffice to pay a dividend, even allowing for taxes and other disbursements. Then there will be a large revenue from auctioneers' stands. These will be in great demand at high figures, as there will be but a limited number. The annual rental from this source is expected to reach about \$20,000. There will also be an income from the small fees charged outsiders for information regarding city property, assessments, taxes, liens and other valuable intelligence about particular parcels of realty. In addition to this there will be a very large income from subscribers who will be admitted to part privileges of the Exchange on the payment of sixty dollars per annum. Should there be but three hundred members during the first year it would amount to \$18,000. Of course the expenses of the Exchange must necessarily be large, especially in the commencement, when the intricate and exhaustive machinery of so great an institution will require many workers and much time. The bureaus of the Exchange will keep maps showing the present ownership of every lot on Manhattan Island, and great volumes will be kept in which will appear the history of each lot and the general condition of the property.

The Exchange was organized September 12, 1883, at a meeting convened by the publisher of THE RECORD AND GUIDE at the offices of this paper. Trustees were appointed and the Exchange was soon after incorporated with a capital of \$500,000, in shares of \$100. Subscriptions were opened and the capital stock subscribed within three weeks of the opening of the books, the number of members being limited to five hundred, each taking ten shares. The site was subsequently chosen and ratified by the subscribers. The officers are Messrs. E. H. Ludlow, president; H. H. Cammann, first vice-president; Albert Ballamy, second vice-president; John H. Sherwood, treasurer, and George H. Scott, secretary; the directors being Messrs. Richard V. Harnett, L. Friedman, E. A. Cruikshank, S. F. Jayne, S. Van Rensselaer Cruger, James Stokes, David G. Croly and Isaac Honig. Several committees have been appointed, the most important of which is the Committee on Legislation, whose object it is to watch and report on legislation at Albany affecting New York realty, and to bring the weight of the Exchange to bear upon the Legislature and the city government against laws adverse to the interests of real estate. The committee is composed of the following members: Messrs. James M. Varauu (chairman), Samuel D. Babcock, Nathaniel P. Bailey, Robert B. Minturn, James D. Lynch, Henry E. Pellow, Elias S. Higgins, Charles Buek, J. B. Cornell, H. P. Degraff, B. K. Stevens, William C. Schermerhorn, Richard T. Wilson, A. J. Clinton, Wm. Mulry, Smith Ely, Jr., Constant A. Andrews, Fleming Smith, Henry M. Taber, Wm. C. Church, E. A. Morrison, Geo. F. Gantz, Frank Tilford, H. J. Burchell, C. W. Sweet, A. Bernheimer, Richard Deeves, Geo. H. Andrews, Thos. B. Connery, Frank S. Allen, E. Oppenheimer, John D. Crimmins, H. R. Beekman, Chas. A. Schermerhorn, Henry L. Morris, Andrew J. Robinson and John T. Nagle. The directors of the Exchange are *ex-officio* members. Benjamin Hardwick has been elected manager.

The other committees are composed as follows: Committee on Sanitation—Messrs. Stokes, Jayne and Ballamy. Committee on Finance—Messrs. Cruikshank (chairman), Harnett and Friedman. Committee on Membership—Messrs. Cruger (chairman), Jayne, Croly, Honig and Stokes. Committee on Building—Messrs. Ludlow (chairman), Cammann, Cruikshank, Cruger, Honig, Scott and Harnett. Committee on Exchange and Auction Room—Messrs. Harnett (president), Cammann, Friedman, Ballamy and Croly. The Exchange will play a very important part in the future history of New York city. The real estate is the greatest interest in the country, not even excepting the railways. Should a measure for the simplification and cheapening of transfers of property be passed real estate will become almost as easily negotiable as stocks, with the result that there will not only be an increased volume of business among dealers, but large purchases by investors who are at present not attracted. Real estate all over the country will seek a mart within the precincts of the Exchange,

and parcels will be bought and sold which were never thought of prior to its establishment. Land and building companies will no doubt also be organized and the shares dealt in on the Exchange. Other spheres will open themselves for the transaction of business which will be novel to the real estate brokers, but which will tend to swell the dealings in realty. The Exchange will be opened November 1st next, when there will be present the presidents of all the New York exchanges, the Mayor, and a number of other distinguished persons.

A Bondholders' Meeting.

SOME FACTS ABOUT THE REORGANIZATION OF THE TOLEDO, DELPHOS & BURLINGTON ROAD.

An important meeting of the first mortgage bondholders of the Toledo, Delphos & Burlington Railroad Company, commonly called Toledo, Cincinnati & St. Louis main branch, was held at the office of Mr. Austin Corbin, in this city, on Tuesday last. The bondholders have been rapidly completing a plan for reorganization, embracing both the main line and St. Louis division, known as the Quigley plan, and a majority of the first mortgage bondholders of both divisions have already signed the reorganization agreement. The meeting in question was called by Mr. Corbin for the purpose of submitting to the bondholders a new scheme of reorganization under Mr. Corbin's own management. Mr. Corbin and Mr. George William Ballou were both present. Mr. Corbin stated to the meeting the outline of his plan in a general way, namely: The reorganized corporation to issue bonds not exceeding \$8,000 per mile, the Indiana, Bloomington & Western Railroad Company to place them in the market, and build and equip the road as a full gauge road, the reorganized corporation to issue preferred stock to present first mortgage bondholders, and the completed road to be leased to the Indiana, Bloomington & Western Railroad Company upon a guarantee to pay interest on the fixed charges, *i. e.*, \$8,000 per mile and a fair percentage of net earnings.

Mr. Corbin stated that the road could be built and sufficiently equipped for \$8,000 per mile, and that the Indiana, Bloomington & Western would only guarantee interest on that. The amount payable to preferred stockholders (now first mortgage bondholders) would depend on the amount of net earnings which the road would show when leased and its accounts kept under Mr. Corbin's and Indiana, Bloomington & Western management. One of the bondholders present asked Mr. Corbin whether the Indiana, Bloomington & Western did not intend to turn all the business of the St. Louis division from Metcalf eastward over the Indiana, Bloomington & Western to Sandusky, thus cutting off earnings on through business from Metcalf to Kokomo on the St. Louis division and wholly on the main line. Mr. Corbin was obliged to admit that such would be the working of the plan.

Another bondholder called upon Mr. Corbin to explain how he expected to rebuild and equip the road for \$8,000 per mile. Mr. Corbin said that he could not give the items then but he had examined into the matter and was fully satisfied it could be done.

A bondholder who was present stated that he had seen Mr. Corbin's estimates, and that so far as they went they were somewhat higher than the estimates of the Quigley committee, but that Mr. Corbin had cut down his total by omitting all provision for receivership debts, which amounted to about \$1,824.33 per mile and must be met. He had also omitted any estimate for fencing along track, a necessary item, amounting to \$100,000, and he contemplated only a very small equipment of rolling stock leaving the road to hire from equipment companies or otherwise, which could only be done at ruinous charges that would eat up all profits. He said that Mr. Corbin did not save one cent by providing any one thing cheaper than the bondholders' committee proposed to do. He had simply ignored necessary expenses to the injury of all concerned. He challenged Mr. Corbin to produce his itemized statement to a comparison with the figures of the Quigley committee, which every bondholder was at liberty to inspect right at the meeting.

He said that for the item of change of gauge and reconstruction of road the Quigley committee had allowed only about \$5,000 per mile, exclusive of fencing; Mr. Corbin had allowed more.

Other bondholders said they had had enough of the management of other people, and that they could take care of themselves better than Mr. Corbin could do it, with his own schemes and the Indiana, Bloomington & Western interest to promote.

One bondholder in particular said that the fact that the former financial agent of the old corporations was identified with Mr. Corbin's scheme was a complete and unanswerable reason why bondholders should have nothing to do with it. He pointed out that under the lease Mr. Corbin would get the property with no other obligation than to pay interest on \$8,000 per mile, and that it would be easy for him by the aid of equipment companies, etc., to keep down net earnings so that the present bondholders would get nothing.

The meeting then passed resolutions condemning the Corbin plan and approving the bondholders' plan under the management of the Quigley committee, and indorsed the action of the committee.

The meeting then adjourned.

The third edition of that most valuable of books of reference, "Benner's Prophecies," can be obtained on application at the office of THE RECORD AND GUIDE. The work is of unquestioned value to all interested in business enterprises of every nature, and we are happy to be able to supply it to our readers at the publishers' price, one dollar.

Now the Park Commissioners have agreed to begin the work on Morningside Park. This improvement cannot be undertaken too soon. The neighborhood is settling up rapidly and every interest would be subserved by getting the park in such shape as would make it an attractive pleasure resort. The carriageways on the top and at the foot of the hill will soon

be completed, and when they are it needs no prophet to foretell that a stream of pleasure vehicles will pass over them daily, from the Central Park through Riverside Drive to Seventy-second street.

Realty at Albany.

[From our own Correspondent.]

ALBANY, May 22.

The Legislature closed its labors last week and has departed. It has, in spite of all the denunciations heaped upon it, done more for the public than any of its immediate predecessors. The actual results accomplished will depend upon the action of the Governor on several important measures still in his hands, for he has it in his power to nullify much of the good work done by the Legislature, many of the important bills being in his hands awaiting his approval or dissent. If he decides that he will not sign a bill, that ends it. A veto was formerly considered a prerogative to be used only on a measure clearly unconstitutional, and on that ground only, but of late years it is exercised on any mere whim, and as often against important public measures as on any other. There is no longer any guide whereby it can be foretold whether a veto is probable or not. It has become an article of whims, not of law or fixed rule.

The Senate, contrary to expectations, reached and passed Mr. McDonald's bill establishing an exterior street on the East River from Sixty-fourth to Ninetieth street. It was among the last bills passed in that body on the last day of the session.

In my last letter it was stated that the bill enlarging the powers of the Board of Health relative to drainage and plumbing had been defeated in the Assembly. The vote on that bill was subsequently reconsidered, the bill amended by striking out portions of the section relative to requiring a statement to be filed with every report of a marriage, whether either of the parties had been married before, and then passed. The Senate concurred in this amendment on the last day of the session. Those two bills were the only important ones affecting realty interests which were passed on the last day of the session.

There have been a number of bills affecting real estate and public interests in New York city already approved and become laws. Among them is the act known as Chapter 17, which prohibits the cutting or laying out of streets through the grounds of the Bloomingdale Insane Asylum, between One Hundred and Fourteenth and One Hundred and Twentieth streets. This establishes a bar to the laying out of streets across those grounds.

An appropriation was made and the Park Department directed to improve and repair the park in Mission place by planting trees and putting the fountain in order.

Chapter 76 authorizes the Board of Street Openings to lay out a park at Coenties slip, to be called the "Jeannette" Park, when laid out to be under the charge of the Park Department.

Chapter 200 authorizes the Commissioners of the Sinking Fund on the application of the Board of Police or of the Fire Department to set apart any lot belonging to the city not already appropriated for public use, for station houses, sub-stations or apparatus houses for the Fire Department.

Chapter 252 provides for the construction, extension and operation of street surface railroads, under which more cross-town roads can be constructed and the long needed relief of the west side in the matter of transit and means of reaching that section can be secured. The enactment of that law is one of the important results of the session, and will aid in building up the west side of the city by making it more accessible.

Chapter 261 gives the Harlem Railroad Company the necessary power to acquire lands for the enlargement and extension of the Grand Central Depot, by adding 80 feet on the east side, with a street 50 feet wide on the east side of the extension. It is understood to be the purpose, when this enlargement is made, to build a bridge from the depot across to the depot of the elevated railroad station for the accommodation of those wishing to take the elevated road on their arrival in town.

Chapter 263 authorizes the Commissioners of Public Charities to purchase for the city Riker's Island, in Long Island Sound, from Queens County, with all the surrounding water right, and make it a part of the Twenty-third Ward of the city—\$180,000 is the outside limit that can be paid for the island. It is to be used by the Commissioners of Charities in the administration of their department.

Chapter 273 authorizes the Board of Health to designate and set apart on the East River, north of Forty-second street, one or more places for the temporary deposit of stable manure while being removed from the city.

Chapter 292 authorizes the Commissioners of the Sinking Fund to enter into contract with a company in their discretion, for a special water service for fire, sanitary or other purposes. This is the measure for the introduction of salt or river water for the extinguishment of fires and flushing the gutters. All the necessary power is given for the erection of the required works by the company, upon entering into a contract with the city, whereby the latter agrees to take a stipulated amount of water. All the necessary works for pumping the water, the laying of pipes to convey it to different parts of the city, to be done by the company, the city simply to pay for the water that it uses, at a stipulated price.

Chapter 271 is the new law prohibiting the manufacture of cigars in tenement houses. This was passed in the interest of the Cigar Makers' Union, and is a restrictive measure of doubtful constitutionality and policy. It is to be tested in the courts.

The foregoing embrace the important measures that have become laws. All others were passed so late in the session that the Governor did not consider them until after adjournment, and has until the 16th of June to decide what he will and what he will not sign. Those signed make but a small portion of the measures passed that are of interest to real estate owners.

Among the bills awaiting the Governor's approval is the Earl Mechanics' Lien Law, which supercedes and repeals several existing laws on that subject, the repealing part having been inserted among the amendments in the Senate and concurred in by the Assembly.

The new Building Law is another important measure; none more so passed this session. It is lengthy, but was carefully examined and corrected before it passed the Assembly, all possible jobs having been eliminated.

The next bill in importance is that establishing and providing for the taking of the lands for the parks recommended by the Marsh commission,

north of the Harlem River. The passage of this measure is one of the most creditable acts of the session. Its wisdom will be demonstrated in the near future. It establishes six parks.

Another park bill passed. It provides that the Board of Street Openings shall lay out and acquire title to lands for a park at Corlears Hook, between Cherry street and the East River. This was one of the last bills passed.

The bill of Mr. Plunkett constituting the gore of land between Seventy-second and Seventy-third streets, and between Broadway Boulevard and Tenth avenue, a public place or park, is among the bills awaiting the Governor's approval.

Among the other bills in his hands is the act for the repavement of Fifth avenue under the supervision of the Sinking Fund Commissioners.

Then there is the act requiring telegraph and electric light companies to put their wires underground in the cities of New York and Brooklyn. A desperate effort is being made to find an excuse for the Governor to veto this measure, and keep the unsightly poles up—as well as the act naming a commission, of which Felix Adler is one, to investigate and inquire into the character and condition of tenement houses and their occupants in New York, the commission to report to the next Legislature.

The act to provide for the appointment of five commissioners by the Governor, all of whom are to be lawyers, to prepare and report to the Legislature a bill to facilitate and lessen the expense of the transfer of land in the cities of the State.

The McDonald bill for an exterior street, 150 feet wide, on the East River, between Sixty-fourth and Ninetieth streets. The Department of Docks to determine upon the plan for said street.

Another bill relative to the improvement of the water front, establishment of the lines, bulkheads and piers between Eighty-sixth and One Hundred and Ninth streets, also in Hell Gate Bay and Harlem River to Third avenue, also passed both Houses. This bill in a measure interferes with that for an exterior street, and it is hardly possible that both can be signed, for they cover the same territory for the four blocks from Eighty-sixth to Ninetieth street, although the powers given the Dock Department under this last bill will enable them to make plans so as to conform the water front on those four blocks to that provided in the Exterior Street Bill for those blocks, and thus make the two work together instead of conflict.

The Plunkett bill authorizing the Board of Street Openings to change the grades of the streets between Eighth and Ninth avenues, from Fifty-ninth to One Hundred and Twenty-third street, to adjust them to the grade of Eighth avenue. This power extends to the streets as far east as Seventh avenue, from One Hundred and Tenth to One Hundred and Twenty-third street.

The bill of Mr. Clarke directing the Park Commissioners to change the map of the Twenty-third Ward, and file a new map, or so much thereof as is necessary to change the width of Mott avenue from One Hundred and Forty-sixth street to the Harlem Railroad to 50 feet.

The act of Mr. Gibbs directing the Park Department to change the map of the Twenty-fourth Ward, or that portion embraced in the section between the Harlem River and Moshulu avenue on the north, Bailey avenue on the east and Broadway on the west.

The bill of Mr. Clarke striking off from the map Morris avenue, between One Hundred and Sixty-second street and Overlook avenue, and One Hundred and Sixty-fifth street, between Winfield place and Sheridan avenue in the Twenty-third Ward, also giving the Park Department authority to revise the map or plan of that portion of the ward from One Hundred and Sixty-second to One Hundred and Sixty-seventh street, Railroad and Sheridan avenues.

These, with the park bills, are all that passed which change the map or plans as already laid out, or the grades of any of the streets. It will be seen that four bills establishing parks have passed this session. One, the Coenties slip park, has been signed. If all the others are approved, the Legislature will have established nine new parks for the city. These are none too many for the public good. Each will help the growth of the city by adding to its beauty.

Among the other bills in the Governor's hands awaiting his approval is the act for the construction of a pier at the Battery for the use of the Police Department; the act to extend the pier on the North River between Forty-first and Forty-second streets; the act for an iron bridge for foot passengers over Fourth avenue at Ninety-eighth street, the railroad company to pay one-half of the cost; the act relative to the appeal to the courts by property owners to settle the loss or damage in connection with the abandonment of the parade ground on the upper end of Manhattan Island.

The act adding the president of the Fire Department to the new Croton Aqueduct Commission; the act adding the names of Joseph Garry and Hugh Gardner to the Assessment Commission, to fill vacancies, of which Allen Campbell, John Kelly and Daniel Lord, Jr., are the other commissioners; the act relative to the enlargement of the grounds occupied by Gansevoort Market by adding the block between Little Twelfth street and Gansevoort street, Washington and Tenth avenues; the bill for the enlargement of the Museum of Natural History in the park, and an act in relation to the park police; the bill of Mr. Plunkett, creating a new Civil Court District out of the Twenty-second Ward, has been approved by the Governor. The act amending the manufacturing law, so as to enable companies to put down driven wells and furnish water to the city, is also in the Governor's hands. Nearly all of those mentioned are measures of interest and importance to the interests of the city and realty. The act fixing the tenure of office of all commissioners whose terms expire this year is also awaiting the Governor's pleasure.

None of the bills changing the fees or charges for searching title passed, that of Mr. Bindee reducing the fees one-half on the five years' search, and 60 per cent. for longer periods, never was reported. Mr. Lewis' bill to include the mortgages taken by the loan commissioners in the Register's search was reported, but the friends of the loan commissioners saw that it did not pass, for it would cut off their fees, while the reductions that were put in the County Clerk's bill in the Assembly, were stricken out in the Senate. The same fees on all points have to be paid on title searches now as were paid before the Legislature met.

The act to provide for the erection or purchase of municipal buildings for the city did not pass. There is no fire proof building authorized for the deposit of the valuable books and papers in the Register's office. The city officials asked for the passage of the bill to give power to erect a fire-proof building, but the Legislature did not heed the request. Mr. Clarke's bill to allow the use of native asphalt pavement on streets when petitioned for by the abutting property owners did not pass either House. Mr. Campbell's bill to prevent the use of the sheds on the piers for any other purpose than the reception and shipping of goods was among those that dropped by the way. Assemblyman Van Cott's bill providing that no personal judgment shall be entered up for deficiency when the mortgaged property on a foreclosure does not sell for enough to pay mortgage and back interest was reported adversely and killed.

The act for the widening of Elm street, and its extension to the entrance to the Brooklyn Bridge on the lower end, and to Lafayette place on the north end of the street, was killed with an adverse report by Roosevelt's committee.

The Park Commissioners at their last meeting had the subject of a tunnel under the Harlem River broached to them. This will come in time. Not only one tunnel but several. The great improvement now called for is the Harlem Canal, the construction of which has been unnecessarily delayed.

Real Estate Department.

The blue stock market and the business depression due to the bank troubles has had its effect upon the real estate market. There was but little new business last week, and while there was a good attendance at the salesroom, the number of legitimate transactions were not large. The best sale was that of the Cushman estate, at which several builders bought for immediate improvement. Two vacant lots on West Thirty-eighth street brought a high price, but the purchaser was an adjoining brewer, who wished to extend his business, and the lots seem to have been bid up on him. But notwithstanding the hesitancy of dealers and investors the undertone is unmistakably good. Every one says, and with truth, that real property is the only kind which gives an assurance of future profits. All who have had dealings in Wall street are very sick of that locality, and operators in cotton and grain admit that their recent ventures have turned out unprofitably. Whatever money there is now for investment will be put into real estate.

No sales were held at the Exchange Salesroom on Saturday last. One sale took place Monday—eight were adjourned. On Tuesday the sale of lots on Eighth and Ninth avenues, West Forty-ninth and Fiftieth streets, belonging to the Cushman estate, attracted a large crowd. The plot on the southwest corner of Eighth avenue and Forty-ninth street was struck down to H. Cushman for \$126,000, and the other lots, about forty in number, were sold at fair prices; a number of them will be improved at once. Houses on Willett, East Fifty-ninth, East Eightieth and West Thirty-third streets and lots on East Ninety-second street and Andrews place were sold by orders of owners, and houses on East Thirty-second and One Hundred and Eighth streets and lots on East One Hundred and Forty-second, One Hundred and Forty sixth and One Hundred and Forty-seventh streets sold under foreclosure. On Wednesday only four of the fifteen lots on Fifth, Sixth and Madison avenues were sold. Lots on East Sixty-eighth and One Hundred and Fourteenth streets and Fulton avenue were sold under foreclosure. On Thursday the plot on the southwest corner of Broadway and Twelfth street was sold for \$290,000; this property rents for \$25,000 a year and it is said \$350,000 was asked for it at private sale. The purchaser will not make any alterations for the present. The houses Nos. 3 and 5 East Sixty-seventh street were knocked down at \$79,000 and \$72,500 respectively, and the four adjoining houses were withdrawn. Two lots on Thirty-eighth street, between Ninth and Tenth avenues, brought \$11,000 each, a very fancy price. The purchasers, however, occupy the adjoining lots and bought the above so as to enlarge their brewery. On Friday the three-story brick stable, Nos. 204 to 208 West Fifty-eighth street, was sold under foreclosure for \$63,900.

The following comparison between the Conveyances of last week and the corresponding week of last year is, to say the least, interesting. The total number of transfers has nearly doubled but the purchases must have been of small parcels, as the consideration is given as less this year than last. The increase of investments in the Twenty-third and Twenty-fourth Wards will attract attention. Larger transactions seem to be taking place in the annexed district. An apparently unfavorable feature is the increase in the sum total of the mortgages, which is more than double the amount of last year. But this can be accounted for by mortgages such as that of Amos R. Eno on the Fifth Avenue Hotel to make good the defalcation of his son. As we showed a couple of weeks since, while the aggregate amount paid for real estate for the first four months of this year was much larger than last year, the mortgage indebtedness created was much less. It is not improbable that the Wall street troubles will lead to not only an increased mortgage indebtedness but probably the sale of some valuable parcels of real estate. The following is the table:

CONVEYANCES.			
	1883.	1884.	
	May 18 to 24, incl.	May 16 to 22, incl.	
Number.....	187	301	
Amount.....	\$3,735,625	\$3,085,965	
Number nominal.....	51	77	
Number 23d and 24th Wards.....	20	44	
Amount.....	\$15,890	\$156,368	
Number nominal.....	6	6	
MORTGAGES.			
Number.....	169	226	
Amount involved.....	\$2,015,668	\$4,078,742	
Number 5 per cent.....	47	81	
Amount involved.....	\$650,378	\$1,001,050	
Number to Banks, Trust and Ins. Cos.....	29	28	
Amount involved.....	\$370,200	\$2,199,000	

The adjourned sale of the property of the late John Haggerty will take place on Tuesday next, May 27. There will be disposed of the valuable block of land lying between Tenth and St. Nicholas avenues, One Hundred and Fifty-sixth and One Hundred and Fifty-seventh streets, and twelve lots on Eighty-eighth and Eighty-ninth streets, near First avenue. There will also be sold a very desirable country place and 83 acres at Whitestone, L. I.; A. H. Muller & Son, auctioneers.

John F. B. Smyth will sell on Tuesday, May 27, in separate parcels, a plot of three lots on the northwest corner of Seventh avenue and One Hundred and Twentieth street, and on the Wednesday following he will sell Nos. 67 and 69 Third street, Nos. 105 and 107 East One Hundred and Sixteenth street and No. 134 West One Hundred and Twenty-ninth street. On Thursday, May 29, Mr. Smyth will dispose of the desirable dwelling No. 145 East Fifty-sixth street. The same auctioneer announces the sale on Friday, June 6, of Nos. 511 and 513 West Twenty-ninth street and the first-class dwelling No. 10 West Fifty-seventh street.

Horatio Henriques will sell on Thursday, May 29, by order of the trustees of the estate of the late John Pentz, a large number of west side lots in the district bounded by One Hundred and Thirty-seventh and One Hundred and Forty-third streets, between St. Nicholas and Tenth avenues. The location is a good one and the sale presents opportunities for profitable investment. At the same sale will be offered several valuable parcels on

Riverside Drive and Eighty-first street, Grand Boulevard, Seventy-third and Seventy-fourth streets.

Richard V. Harnett will sell on Tuesday, May 27, three lots on One Hundred and Fifteenth street, east of Fifth avenue, and a plot, 69 feet front, on the north side of Sixty-first street, west of First avenue.

On Monday, June 2d, Mr. Harnett will sell some valuable suburban property, adapted for the erection of villas or summer residences, splendidly located, at Orienta Point, in Mamaroneck, Westchester County, and possessing what is deemed of most value in connection with summer residences, an unexcelled water front; in this instance on Long Island Sound. A number of New York's most prominent citizens have established homes in the immediate vicinity of the parcels to be sold.

Mr. Harnett has also charge of the sale of Mr. John H. Deane's property on June 3d and 4th, which will comprise a large number of improved parcels that have been offered at auction in this city for a long period of time. There will also be sold many well-located vacant lots, such as are not always obtainable when improvements are contemplated by builders. The property will be sold without reserve subject to first mortgages. In our advertising columns will be found a full list of the various properties.

E. H. Ludlow & Co. will sell, on Monday, June 2d, the very valuable and desirable dwelling No. 393 Fifth avenue, 27.7x85, with the fine stable adjoining on Thirty-sixth street, No. 3 West, 25x76.11. This property is finely situated in the centre of the fashionable Murray Hill district, and its sale will undoubtedly attract a large and interested attendance of bidders.

The Third Avenue Railroad Company has just filed plans for the depot for their cable road to run along Tenth avenue and connect with Third avenue by way of the One Hundred and Twenty-fifth street horse car line. The building will be on the east side of Tenth avenue, between One Hundred and Twenty-eighth and One Hundred and Twenty-ninth streets, size 200x200, and cost \$200,000. This improvement was announced in this paper January 5, last.

Gossip of the Week.

F. Zittel has made the following sales: The four-story brown stone dwellings, No. 50 East Sixty-ninth street, 19x93.6x104, and No. 56, 23x51x 67.11, for S. M. Hamilton; for Charles Sedgwick, the "Surmount Flats," Nos. 332 to 338 East Eighty-sixth street, 100x85x102.2, for \$100,000; for Morris Keller, five five-story brown stone houses on the north side of Seventy-second street, 150 feet west of Avenue A, 25x87x100 each, for \$100,000; five four-story brown stone flats on the south side of One Hundred and Tenth street, 25 feet east of Lexington avenue, 25x86x100 each, for Charles Buddensiek, for \$112,500, and for the same owner eleven five-story brown stone tenements on the south side of Ninety-seventh street, 100 feet west of Second avenue, 25x80x100 each, at \$20,000 each, or \$220,000; for Israel Casper, the four story and basement brown stone flat, No. 257 East Seventy-second street, 18x65x75, for \$27,500; the four-story brown stone houses known as the "Saratoga Flats," Nos. 342 to 346 East Seventieth street, 28x82x100 each, for Chas. Sedgwick, for \$100,000, and for the same owner, Nos. 334 to 340 East Seventieth street, 25x85x100 each, for \$112,000, and four five-story brown stone tenements on the north side of Eighty-fifth street, 325 feet east of Second avenue, 25x75x100, for \$115,000. Mr. Zittel has also sold at private sale, for S. M. Hamilton, the elegant four-story high stoop brick, stone and terra cotta mansion, No. 929 Fifth avenue, 30.5x106x120, including furniture, for \$330,000; No. 931, adjoining, was sold last year for \$225,000 to the President of Guatemala. Four lots have been sold by the same broker, for the Fernando Wood estate, on the south side of Sixty-first street, 83 feet west of the Western Boulevard, for \$50,000 cash, to Jacob Steinhardt, which will be improved as announced elsewhere.

M. B. Baer & Co. have sold the four-story high-stoop brown stone dwelling, No. 182 Madison avenue, 28.5x98, to John A. Kernochan, for \$65,000, and two lots on the south side of Thirty-fourth street, between Eleventh and Twelfth avenues, for \$14,800.

Messrs. Maclay & Davies have purchased from Phye & Campbell the Sutherland flats and adjoining houses on the southeast corner of Madison avenue and Sixty-third street, 100.5x83.10; the consideration, it is said, was \$290,000.

V. K. Stevenson, Jr., has sold for Isidor Cohnfeld the four lots on the south side of Forty-ninth street, 250 feet west of Eighth avenue, for \$32,000, to William Rankin. Mr. Cohnfeld purchased these lots at the sale of the Cushman estate on Tuesday last for \$29,200.

James C. Miller has purchased the three-story frame dwelling, No. 203 West Fifty-eighth street, 20x50.5, for \$9,750.

Lambert Suydam has sold the lot on the south side of Third street, 50 feet west of Macdougall street, 25x50, to James O'Hare, with a building loan.

John J. Burchell has sold the old brick buildings, Nos. 214 and 216 East Twenty-ninth street, for \$20,000, to S. M. Styles.

Messrs. Dye & Castree have sold the three-story brick dwelling, No. 153 West Twelfth street, to A. J. D. Wedemeyer, and the three-story brick dwelling, Nos. 78 and 80 Sullivan street, 42x69, to James Dowling, for \$17,500.

W. R. Page has sold the two five-story brick flats, Nos. 229 and 231 West Sixteenth street, each 29.11x100, to Spencer C. Doty, for \$85,000.

Jacob Bookman has sold three lots on the north side of One Hundred and Twenty-second street, 275 feet east of Eighth avenue, to John Eggleston for \$18,600 with a loan.

A lot on the north side of Seventy-fifth street, about 120 feet west of Third avenue, 30x100, has been sold for \$12,000.

Emanuel Perls has sold for Isaac Rosenstein the four-story brown stone dwelling No. 318 East Fifteenth street, 22.6x60x103, to Edward Benneche.

The four-story stone front dwelling No. 121 West Forty-ninth street has been sold to W. R. Page, for \$30,000.

The Twenty-fourth Ward Real Estate Association has now disposed of five of its villas to desirable parties, four of which are already occupied

Thomas G. Hodges has sold his four-story English basement brown stone house No. 34 East Thirty-first street, 20x100, for \$28,000, to Mrs. E. L. Ludlow.

John H. Judge has purchased the lot on the northeast corner of Riverside drive and One Hundred and Sixth street, 100 feet on the drive and 25 on the street, for \$15,000.

A. A. Teets has sold the four-story and basement brown stone dwelling, No. 144 West One Hundred and Twenty-second street, to Chas. Mayne, for \$22,000.

Brooklyn.

Paul C. Grening has sold four three-story brown stone dwellings (new), Nos. 697, 699, 701 and 703 Greene avenue, to H. Smith, for \$30,000; a two-story brown stone dwelling, No. 391 Nostrand avenue, to J. F. Ryan, for \$5,000, and a similar dwelling, No. 385 Nostrand avenue, to R. Lane, for \$5,000.

W. F. Corwith has sold the three-story and basement frame dwelling, with lot adjoining, and known as Nos. 115 and 117 Noble street, to William Heilberger, for \$9,000.

Bulkley & Horton have sold the three-story brick dwelling, 20x45x75, No. 312 Clermont avenue, to Robert F. Leighton, for \$8,000.

J. Davenport & Son have sold the Schroder buildings on Fulton street, near St. Felix street, to Charles A. Chesebrough, for \$100,000.

Out Among the Builders.

William Baker has the plans under way for two elegant four-story and basement private residences, to be erected for Judge Thomas Pearson and daughter, on the south side of Eighty-sixth street, between Madison and Park avenues. The dimensions will be 18x55 and 20x55 respectively, each having an extension. The first story will be of brown stone, and the front above of Philadelphia brick, trimmed with brown stone and terra cotta. The estimated cost is \$42,000.

Two costly apartment houses will shortly be erected on the north side of Fiftieth street, between Madison and Park avenues. They will each be five stories in height, and 37.6x90 in size, the fronts being of brick and brown stone. They will cost together from \$90,000 to \$100,000. Geo. Ed. Harding has been appointed as the architect, the owner being Bernard Spaulding.

William Astor is about to erect three stores on the southwest corner of Houston street and the Bowery. They will have a frontage of 40 feet each. The plans are being prepared by Halsey C. De Baud.

Excavations have been commenced for the erection of two first-class four-story and basement brown stone private residences, 23x78 each, on the south side of Seventy-second street, 150 feet east of Madison avenue. They will each contain a passenger elevator, and steam heat. The interior decorations will be very elaborate, and the rooms will be in hardwood throughout. The houses will be built for Joseph and Charles Liebmann, for their own occupancy, and will cost together about \$160,000. The architect, Alfred Zucker, has the plans under way.

The hospital for the treatment of cancers, to be erected on Eighth avenue, One Hundred and Fifth and One Hundred and Sixth streets, will be three stories high exclusive of basement and raised sub-basement. The building will be 100x120, and will occupy part of the twelve lots purchased by the trustees of the hospital. It will be especially built with a view to first-class light and ventilation. The material will be of brick and stone, and the cost about \$300,000. John E. Parsons is the president of the institution, Henry E. Fellow, vice-president, and J. W. Drexel, treasurer. The architect is Charles C. Haight.

C. W. Romeyn & Co. are drawing the plans for the New Paltz (N. Y.) Academy, for which donations were recently subscribed by several leading New York citizens. The building will be erected in the charming Walkill Valley. It will be in brick and local stone and will cost about \$85,000. The same architects are preparing plans for three five-story brick and stone apartment houses, 29.4x66, 20x59.6 and 29x13.6x22 respectively, to be built on the corner of Second avenue and Twenty-sixth street, for E. R. Fielding.

A one-story gymnasium of brick, stone and terra cotta will shortly be erected at New Rochelle, N. Y. The interior will be done in open timber and buff brick, and will contain a gallery to be used as a running track, and which will also afford accommodation for visitors. The size of the structure will be 100x60, and the estimated cost about \$40,000. Mr. Adrian Iselin is the owner, the architects being Messrs. J. C. Cady & Co. This gymnasium will be quite an improvement for the above city and will form a great attraction to New Yorkers.

McKim, Mead & White are engaged on the drawings for a first-class four-story brick and stone residence, 45x100, to be erected on the corner of Commonwealth avenue and Hereford street, Boston, for John F. Andrew, son of ex-Governor Andrew, at a cost of about \$100,000. The interior will be handsomely decorated and be in hardwood throughout. The building will be in the old Colonial style.

The two private houses on the northwest corner of Forty-seventh street and Sixth avenue will be altered into two stores, 20x60 and 22x22, respectively. Owner, George Hillen; architect, W. H. Hume.

Geo. E. Jardine, the architect, is about to erect, for his own occupancy, a two-story, attic and basement frame cottage, 38x52, at Rye, N. Y., to cost about \$8,000.

M. H. Schneider intends to build four five-story brick and brown stone tenements, 25x32 each, on the north side of Eighty-first street, 231 feet east of First avenue, at a cost of \$65,000, from plans by Julius Kastner. The same architect has the designs for a similar tenement, 25x60, to be built at No. 25 Clinton street, for Brown Brothers, at a cost of \$15,000.

M. Giblin intends to erect eight five-story brown stone flats on the southwest corner of Ninetieth street and Third avenue. Six will front on the street, and be 27x82 each, and two on the avenue, with stores, 25x86 each. The cost of this improvement is estimated at about \$150,000.

Messrs. Lewis & Conger intend to erect two private residences, to be occupied by themselves, on the south side of Eighty-second street, commencing 325 feet west of Ninth avenue.

Thom & Wilson have the sketches on the boards for four five-story brick and stone apartment houses, 25x85 each, to be built on the northwest corner of One Hundred and Fourth street and Second avenue, for David Stevenson, at a cost of about \$60,000. The same architects have the plans for the two, 25x83, and one, 16x83, tenements to be built for J. A. Frame on Cherry street, east of Clinton, as mentioned last week. Cost about \$50,000.

Jacob Steinhardt is about to erect for investment five improved five-story brown stone front apartment houses, 20x65x14x22 each, on the south side of Sixty-first street, commencing about 83 feet west of the Western Boulevard. They will cost about \$100,000. A. B. Ogden is the architect.

James O'Hare will commence at once the erection of a five-story double tenement on the south side of Third street, 50 feet west of Macdougall street.

John Eggleston will erect five 15 feet front three-story brick private houses on the north side of One Hundred and Twenty-second street, 275 feet east of Eighth avenue, at a cost of about \$7,000 each.

William Graul has the sketches on the boards for five five-story brown stone tenements, to be erected on the southeast corner of Ninth avenue and Forty-ninth street. There will be three on the avenue, 25x83 each, one on the street, 27x83, and one on the corner, 27x94. Owner, J. M. Ohmeis; estimated cost, about \$75,000.

Messrs. Findley & Gardner propose to improve the two lots purchased by them yesterday, at the sale of the Alonzo Cushman estate, on the south side of Forty-ninth street, 150 feet east of Ninth avenue, for \$7,500 each, by the erection of two five-story brick flat houses.

R. F. Hatfield has plans for adding two stories, 40 feet high, to the Masonic Temple, on the northeast corner of Sixth avenue and Twenty-third street. The cost will be about \$100,000.

The interior of the West Presbyterian Church in Forty-second street, between Fifth and Sixth avenues, is to undergo extensive changes and improvements, which will be completed by October. In the balcony will be placed a number of boxes, each of which will be provided with seats for eight persons, something after the style of the boxes in the Madison Square Theatre. The choir, which now occupies a gallery above the pulpit, will be brought down to a level with the platform. The church will be entirely re-upholstered and other minor changes will be made. J. C. Cady is the architect. The renovation will cost between \$50,000 and \$60,000.

L. H. Broome has commenced work on the preliminary plans for the erection of a five-story brick and stone hotel, 40x80, at Nos. 45 and 47 Bowery, which will contain 70 rooms. In the rear there will be a summer garden handsomely laid out, about 100x100 in dimensions. The owner, William A. Martin, expects to expend \$70,000 on this improvement.

Brooklyn.

It is the intention of Mr. John W. Mason to build for himself and family one of the finest mansions in Brooklyn. It is to be erected on Hicks street, opposite the Mansion House, Brooklyn Heights, and will have a frontage of 80 feet, and a depth of 75. The building will be four stories high, exclusive of basement and sub-cellar, the front being of Philadelphia brick, terra cotta and sandstone. The style will be the Colonial Renaissance. The interior is to be very elaborately decorated; it will be in cabinet trim, have steam heat, and all the modern improvements. The structure will to some extent form three houses, the centre one 40 feet and the others 20 feet in frontage, though they will all have one entrance and communicate with each other, thus practically and to all appearances being one building. The cost is estimated at from \$80,000 to \$100,000. The plans are being drawn by Montrose W. Morris, of New York.

Carl F. Eisenach has the plans in hand for six two-story brick dwellings, with brown stone basements; they will be 16.8x40 each, and trimmed with terra cotta, to be erected on Monroe street, near Broadway, for James H. Hart; the cost will be about \$30,000.

E. F. Gaylor is preparing plans for a three-story frame dwelling, 50x40, with tower, to be erected on Grand street, between Gardiner and Scott avenues, for S. Tuttle, Son & Co.

Special Notices.

The valuable patent of the Marble Veneer Company is offered for sale, as will be seen from a card on page vi., opposite the front editorial page. This material can be applied to all kinds of metals, wood and stone, and on even and uneven surfaces. The patentees claim that it is water and fire-proof. Parties interested can apply at the office of Charles Putzel, attorney, 140 Nassau street, who had his offices wainscoted with the veneer last fall, with pleasing effect.

Attention is called to the advertisement of Samuel Nichols, formerly of the firm of Day & Nichols, No. 197 Wooster street. All descriptions of iron work for buildings is supplied by this establishment, which has been in existence since 1866. Mr. Nichols has recently put up a good many side-walk elevators, and supplied them to the Kelly building, the Williamsburgh Fire Insurance, Mt. Morris Safe Deposit Company, Commercial Union building and scores of others. Their popularity indicates their reliability.

J. Romaine Brown, the well-known west side real estate agent and broker, has just removed from his old place at the southeast corner of Broadway and Thirty-third street, to No. 63 West Thirty-third street, round the corner. Among his numerous references are (with consent) Messrs. Jay Gould, R. G. Rolston, president of the Farmers' Loan & Trust Company, H. T. & R. E. Livingston and John H. Morris. Mr. Brown is a member of the Real Estate Exchange. Telephone call, 391, 39th street.

PAINTS, OILS, ETC.—Trading does not change much in form or vary to any extent in volume, and "nothing new" is quite a common manner of report.

Local consumption is keeping up very well and fair orders came from interior cities, but the general country wants are comparatively moderate. Stocks in first hands are reported to be small, but well enough assorted to permit of any ordinary selection.

PITCH AND TAR.—The market has not much life, and the movement of supplies is principally on the average run of trade orders. Stocks are found to meet all calls, and about former rates accepted.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending May 21, 1884, as follows:

Table listing various lumber products such as Pine, Spruce, Hemlock, and Shingles with their respective prices and specifications.

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 listing market quotations for BRICK, FRONTS, and FIRE BRICK with prices and specifications.

Table listing Warm Buff facing, domestic size, American, No. 1, and American, No. 2 with prices.

Table listing CEMENT products including Rosendale, Portland K. B. & S., and others with prices.

DOORS, WINDOWS AND BLINDS

Table listing DOORS, RAISED PANELS, TWO SIDES with various sizes and prices.

DOORS, MOULDED.

Table listing DOORS, MOULDED with sizes and prices.

OUTSIDE BLINDS.

Table listing OUTSIDE BLINDS with prices per lineal foot.

INSIDE BLINDS.

Table listing INSIDE BLINDS with prices per lineal foot.

FOREIGN WOODS.

Table listing FOREIGN WOODS such as Cedar, Mahogany, and Rosewood with prices.

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.

Table listing WINDOW GLASS with sizes and prices.

Additional text regarding glass pricing and discounts.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table listing GREENHOUSE, SKYLIGHT AND FLOOR GLASS with prices.

HAIR—Duty free.

Table listing HAIR with prices.

IRON.

Table listing IRON products with prices.

Common Iron.

Table listing Common Iron with prices.

Sheet.

Table listing Sheet products with prices.

Table listing various materials with prices.

LABOR.

Table listing LABOR rates for various professions.

LATH—Cargo rate

Table listing LATH—Cargo rate with prices.

LIME.

Table listing LIME products with prices.

LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special contracts, and on the other for extra selections.

Large table listing LUMBER products with prices and specifications.

PAINTS AND OILS

Table listing PAINTS AND OILS with prices.

PLASTER PARIS

Table listing PLASTER PARIS with prices.

SLATE.

Table listing SLATE with prices.

TIN PLATES.

Table listing TIN PLATES with prices.

ZINC.

Table listing ZINC products with prices.

Stilwell, K. E., Mrs. 209 W. 34th... F. T. Higgins. 120
Senor, Sadie J. 51 Macdougall... J. Mullins. 105
Skehan, Ellen. 41 E. 10th... J. Mullins. 375

MISCELLANEOUS.

Alexandre, S., & Son. 17 Jones... Carpenter &
Pettingill Horses, Trucks, &c. 2,300
Aaron, W. 111 W. 30th... B. Mandelbaum, Tailor's
Fixtures, &c. 100

BILLS OF SALE.

Drake, F. Hoboken, N. J.... H. L. Brown. Horse, Milk
Wagon, &c. 75
Grenier, H. 63 Duane... E. & H. T. Anthony & Co.
Fixtures, &c. 151

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Butume, E., to H. Elias. (Mortgage given by B. Ess,
March 23, 1884.) 600
Jones, J. J., exr., to Danenberg & Coles. (W. Hegny,
Feb. 15, 1882.) 1

Murley, L., and M. Hastings. Washington Market...
Mary E. Dority. Stand, Lease, &c. 2,500
Malham, F. City... J. H. Frederick. Harness. 25
Neal, C. 257 Stanton... H. Rider. Candy and Toy
Store. 1,500

KINGS COUNTY.

SALOON FIXTURES.

Bense, H. 122 1st st... H. Fedderke. \$300
Brown, J. M. 28 to 32 Fulton st... The J. M. Brunswick
& Balke Co. Billiard Tables. (R) 278

HOUSEHOLD FURNITURE.

Arthur, Mrs. D. 253 Jay st... J. Mullins. 161
Alford, S. 779 Dean st... F. Fisk. 450
Browne, J. M. 28-32 Fulton st... B. M. Cowperthwait. 671

Alford, S. 779 Dean st... F. Fisk. 450
Browne, J. M. 28-32 Fulton st... B. M. Cowperthwait. 671
Burgess, Collin. 21 4th pl... J. Mullins. 173
Brandt, Katie. 79 Poplar st... Jordan & Moriarty. 218

MISCELLANEOUS.

Adams, F. H. 54 Duane st, New York... M. E. Hendricks.
Presses, &c. (R) 540
Becker, Wm. 293 Grand st... A. Becker. Confectionery. 525

BILLS OF SALE.

Allyn, Alonzo, to Mary A. Perry. Restaurant, 518
Manhattan av. 250
Kane, J. Frank, to Harry V. Ebbets. Horse, Wagon, &c. 800

Table of legal notices and court proceedings, including names like Syms, William J., Story, Elizabeth, Schlichter, P. Michael, Shaw, Fayette, etc.

Table of real estate transactions in Kings County, dated May, listing names such as Allen, George H., Albert, Joseph, Allison, William L., etc.

Table of satisfied judgments in New York, dated May 17 to 22 inclusive, listing names like Abrams, Moses L., Allen, Walter S., Broas, George E., etc.

Table with 2 columns: Name and Amount. Includes entries like 'Same—same. (1883) 583 60' and 'Patrick Farley. (1883) 616 40'.

*Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed. ¶ Satisfied by Execution. **Discharged by going through bankruptcy.

KINGS COUNTY.

May 17 to 23—inclusive.

Table listing mechanics' liens in Kings County. Includes names like Albert Ludwig, Belr, Theodore J., and amounts such as \$47 85, \$125 90, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City. Includes addresses like '17 Alexander av, w s, extending from 137th to 138th st' and amounts like \$300 00, \$750 00, etc.

Table listing mechanics' liens in Kings County. Includes addresses like '21 Alexander av, n w s, extdg from 137th to 138th st' and amounts like 257 50, 97 10, etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County. Includes addresses like '17 Fulton st, Nos. 1000-1014, inclusive' and amounts like 44,029 19, 1,885 84, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City. Includes addresses like '19 Kingsbridge road, n s, junction of High-bridge road' and amounts like 15 00, 60 00, etc.

† Cancelled and discharged by order of Court.

KINGS COUNTY.

May 17 to 32—inclusive.

Table listing mechanics' liens in Kings County. Includes addresses like 'Park pl, s s, 210 e Clason av' and amounts like 28 00, 23 00, etc.

Table listing mechanics' liens in New York City. Includes addresses like 'Bryan Fagan agt Joseph Hopkins, Jr., owner, &c.' and amounts like 200 00, 203 00, etc.

BUILDINGS PROJECTED.

NEW YORK CITY.

SOUTH OF 14TH ST.

Elizabeth st, No. 155 one five-story brick tenement and store. Perry st, No. 95, one five-story brick tenement and store. Great Jones st, No. 41, one five-story brick store and tenement. Greenwich st, Nos. 232 and 234, one five-story brick store and lofts. Hester st, s s, 26 w Ludlow st, one six-story brick tenement. Ludlow st, s w cor Hester st, one six-story brick tenement. Madison st, No. 83, one five-story brick tenement.

BETWEEN 14TH AND 59TH STS.

29th st, Nos. 214 and 216 E., two five-story brick tenements. 7th av, No. 296, one frame coal shed. 45th st, No. 426 W., one five-story brown st. 45th st, s s, 275 e 2d av, two five-story brick tenements and stores. 46th st, No. 115 E., one frame dog kennel. 48th st, No. 313 E., one five-story brick tenement. 33d st, No. 448 W., one five-story brown st. 11th av, s e cor 38th st, four five-story brick stores and tenements.

BETWEEN 59TH AND 125TH STREETS, EAST 5TH AVENUE.

114th st, s s, 124 e Av A, one one-story frame wagon shed. 3d av, s w cor 98th st, one five-story brick tenement and store. 10x25, tin roof, cost, \$30,000. 3d av, w s, 25 s 98th st, three five-story brick tenements and stores.

