

REAL ESTATE RECORD AND BUILDERS GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST

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In response to repeated requests "Sir Oracle" has collected and rewritten his vaticinations on matters of general interest, and they will be published in book form next week by G. P. Putnam's Sons. The price of this work will be one dollar, and it will contain about one hundred and eighty pages. Should any of our readers like to keep in some permanent form the best of "Sir Oracle's" outgivings on what the future has in store for us they would do well to send their orders in at once to THE RECORD AND GUIDE office. In this work "Sir Oracle" undertakes to deal with a larger and wider range of topics than would be suitable in the pages of a business journal. He touches, for instance, on the future of religion, marriage, and the like. "Sir Oracle" needs no indorsement in these columns, and it cannot but be that many of our readers would like to have a permanent reminder of the "Prophetic Department" which has been so notable a feature in this journal for so many years past. Nearly all the matter in this work has been written expressly for it, though the conversations published in THE RECORD AND GUIDE furnished hints which have been expanded and elaborated.

The adjournment of Congress this week will help general business, and ought to improve the value of securities on the Stock Exchange. It is not creditable to our National Legislature that, when it commences its sessions the business of the country suffers, while, when it adjourns there is a sense of relief in the business community. The Congress that adjourns to-day has failed signally in one vital matter—when it met it had to deal with a dangerous surplus in the Treasury. If it had at once set to work to spend this unnecessary accumulation, productively, business would have revived early this year; then it could have addressed itself to the task of revising our tariff and tax laws so as to make an equilibrium between the receipts and the expenditures of the government. What we mean is this, Congress during the first two months of its session should have made liberal appropriations for internal improvements for the navy, guns, sea-coast defences and for rehabilitating our commerce. Two hundred million thus appropriated, to be spent within three years, would have provided for the surplus and would have stimulated every industry in the country. A debate on the tariff and tax laws would then be in order, and while it was going on the business interests of the country would not have suffered, for there would have been no danger of locking up money in the National Treasury.

But the administration selected a very different policy. President Cleveland thought he saw a chance to force Congress to reduce the tariff so as to get rid of the Treasury surplus. Hence the fierce debates prolonged up to the very adjournment, with the surplus as great and dangerous as ever. Although the ordinary appropriations are liberal, they will not avail to distribute the money to people in the channels of trade, and Congress, when it reassembles in December, will have this problem still to solve. In the meantime we have been getting rid of some of the money by passing swindling pension bills and by making a present of it to the rich individuals and corporations which hold our national obligations. This squandering of our national funds on wasteful pensions and rich people has the approval of both parties. General Harrison and Mr. Blaine favor this misuse of the national funds as does the Democratic administration, which inaugurated the policy. When Congress reassembles in December doubtless some scheme will be devised to get rid of the accumulations in the Treasury. What shape the plan will take will be determined by the result of the Presidential election.

With nearly all the factors in favor of a rising market, securities have been depressed and slow of sale in Wall street during the past week. The further revelations about the great corporations which have been in trouble lately are not of a character to enthruse inves-

tors. Jay Gould told a great many lies about Missouri Pacific a year ago when he was personally selling his own stock, but his "fibs" were very innocent ones compared with what the pious Boston managers of the Atchison & Santa Fe road have been telling their dupes for two years past. The condition of that road is very bad indeed. Burlington & St. Paul is no better. Then the report of the Baltimore & Ohio corporation is anything but reassuring. Here is a road, supposed to be the most solvent of any in the country, with \$48,000,000 assets, yet it has passed three dividends, and will not be able to resume payment to its stockholders for probably three years to come. Still the improvement in business and that great corn crop must in time give us higher prices; but it is scarcely reasonable to expect a revival of speculation until the Presidential election is over.

Mayor Hewitt's letter of acceptance is a very able document and undoubtedly he will get a large vote from those who think it unwise to elect a Mayor who will distribute all the patronage among one set of politicians. The appointments during the next two years are more important than those during any previous Mayor's term since the beginning of the history of the city. This is why Tammany has made a dead set for capturing our city government next election. It will give that organization, if successful, more power and patronage than even Tweed and Sweeny controlled. But this determination to make use of the spoils makes Tammany a very potent force in the coming election. Mayor Hewitt says he will appoint, if elected, Republicans as well as Democrats, that he will regard only fitness; and it is evident further that active partisanship would be a disqualification. This position, of course, is not satisfactory to the vast army of office-seekers who control the local political machines of the city. The contest will be between Grant and Hewitt. The Republican candidate would make an excellent Mayor, but he has no chance with Mr. Hewitt in the field. Coogan, the labor candidate, is well spoken of by the newspapers because he is a liberal advertiser in their columns, but he will not poll a large vote. He does not represent the laboring people, and he is running because he is willing to pay the expenses of the canvass. In no sense is he a creditable candidate, but his being in the field will help Hewitt by keeping some labor votes away from Grant.

The coming contest is a very important one for the Mugwumps. If, with the help of the laboring people, they cannot defeat David Bennett Hill for Governor, that will end them in any future political contest. They made a capital mistake in committing themselves to Cleveland before knowing who the Republicans would nominate. Had they made a fight for some candidate like Judge Gresham and been defeated, they could then have declared for Cleveland in a way that would have attracted the attention of the whole country. Their antagonism to Hill is apparently good political tactics; but if he should succeed and poll more votes than Cleveland, they will be utterly discredited. Papers like the daily *Times*, *Evening Post* and *Harper's Weekly* ought to be able to wield some influence over the independent voters. The same papers are advocating the election of Mayor Hewitt. If he also should be beaten, the greater the blow to the Mugwumps.

The situation in France is very interesting from a political point of view. The Floquet ministry favors a revision of the Constitution and proposes to abandon the English system of ministerial responsibility and adopt the American idea of the Cabinet in which the Secretaries are responsible to the head of the State and not to the Legislative Chambers. The present Constitution of France was made by monarchists to tide over an interregnum until a king could take his place on the French throne. The Republic has been in existence fifteen years, but the Constitution has not worked well, as ministries have not lasted on an average more than ten months at a time. A parliamentary crisis is a chronic condition in France. Hence the desire to have a Cabinet not directly responsible to a Chamber and which could defy faction and accidental majorities. This change is desirable and must come some day; but will it be accomplished without a revolution? This seems doubtful. The French are so theatric and sensational a people that any vital change in their national life is sure to be the occasion of a scene calculated to attract the attention of the world. The French news from this time forth will bear watching.

The Chicago cable-car strike was managed in a very bungling manner by both sides to the quarrel. The employes had real grievances, which the companies ought to have redressed, and which had to be taken into account in the final adjustment of the struggle; but the really dangerous phase of the strike was the fact that during its continuance Chicago was under mob law, and the civic authorities found it impossible to preserve order. Chicago has a dangerous laboring population. Tens of thousands of men are employed on the many railroads that centre there. Then there are the cattle killers, pork packers, grain handlers and a swarm of

half seamen, who man the propellers and steamers on the lakes. These are all stalwart fellows with rude notions of justice and a strong disposition to take the law into their own hands. This stoppage of travel cannot be permitted in a great city. If corporations cannot control their employes then ought the municipality itself purchase the control of street cars, cable roads and other means of intermural travel. Or, as we have recently suggested, conductors, brakemen and other employes of transportation lines should be a part of the city police force and be under municipal regulation. Anything is better than riot and chaos. It will not do for the transportation system, either of city or country, to be at the mercy of discontented employes or unwise managers. There is no need for these disagreements, really. The great roads of the country with tact and good sense can avoid all cause of quarrel with their employes, not by conceding to the latter's demands, but by promptly redressing any real grievance.

The *Chicago Tribune*, in discussing the car and cable strike, mentions several facts with which our readers have been familiar for years. It says:

Where a municipality undertakes directly to perform a service for the public strikes are not tolerated. If the employes of the Chicago Water Works should strike for higher wages and thereby cut off the supply of water they would be discharged forthwith. If they should attempt to prevent other men taking their places they would be clapped in jail immediately. If the firemen or policemen should strike they could be jailed at once for conspiracy against the public, and if necessary military force could and would be promptly used against them. A strike in the gas-works having for its purpose the cutting off of the supply of light from the city would be a misdemeanor and punishable as such. The public would not endure strikes by policemen, firemen, or the employes of gas or water works, and there is no reason why it should submit in the case of street-car lines.

But the trouble is that the police and the military, State and national, cannot be used in the interest of a private corporation who may be wholly or partially in the wrong. The strike of a government employe is a revolt against the community and the rights of the citizen. Not so when workmen have a disagreement with a private corporation or a business firm. It will never be possible for the latter to put their dissatisfied employes under the ban of the law. At the same time it is simply intolerable that transportation lines should be at the mercy of perverse managers or riotous work-people. The solution of the trouble is for railroad employes of all kinds to be under government regulation. This may be in the form of a license, or, as we have often urged, engineers, conductors and brakemen should be made a part of the police force of the nation. That would end forever interruptions to travel, because government employes never strike.

An old correspondent wishes us to take the newspapers to task for the trivialities they publish. He thinks they give too much attention to sporting matters and to minor occurrences of no general interest. But there is not much use in criticising our daily journals. They are in the main conducted with an eye to business, and it is to be presumed as a general thing that the supply of reading matter is about what the public demand. The mass of readers are not educated, thoughtful people. They rarely "have any head above their eyes." They want the current news and they like to be amused, while usually they have a profound prejudice against being educated into any higher plane of thought. If a *World* is successful, it does not follow that it is intellectually or ethically superior to its rivals. Its matter is attractive to a mass of miscellaneous people who probably would not tolerate a journal which catered to a high, literary educated taste. Whenever there is an audience for a really strong, wise paper the demand will bring into existence the supply. It's absurd to blame newspaper editors and proprietors if they are not distinctively immoral or panders to the popular prejudices of the hour. Our newspapers are about what our people want. New York has no longer a monopoly of first-class daily journals. Boston, Philadelphia, Chicago, St. Louis, San Francisco, and some of the minor cities have journals quite as good as those published in this city. Our press in some respects is as provincial as those published in third-rate localities.

Grand Master Powderly is said to be studying law. Judging from some of his utterances he would also do well to take a preliminary course in elementary political economy. He is very indignant at Hutchinson and the Chicago grain speculators generally. He foolishly supposes that the higher price of wheat is due to their manipulation. As a matter of fact, these speculators have no more to do with the average price of bread than has Powderly himself. The price of flour in the long run is due to the bounty or niggardliness of nature. Good crops and cheap transportation all over the world insures low prices for breadstuffs; but when the crops have partially failed, as has been the case this year, the price goes up as a matter of course. The September corner in wheat affected a few speculators, but practically did not add the tenth of a mill to the

price of the poor man's loaf. John Stuart Mill and other well-known economists have pointed out that the most covetous grain speculators are real benefactors of the human race when they raise the price of the necessities of life in times of scarcity. It is by this means that the great stores of food are maintained when crops are poor. Were we to eat as much in times of scarcity as in periods of plenty widespread famines would result—due to the improvidence of the consuming public. But high charges for food check consumption and tide over the time until a more abundant harvest is reaped. Hence the Hutchinsons have their uses, for while looking out for themselves they are really benefiting the community. Modern speculation really prevents too great fluctuations in prices. Values are more uniform when products are dealt in through exchanges. Powderly has shown sense in a good many of his utterances, but what he says of speculators betrays woeful ignorance of the most obvious facts of modern commerce.

The following paragraph from a daily paper shows how blissfully ignorant are some of our editors as to what is taking place in this modern world of ours:

The accounts from China of the drowning of 10,000 people by a flood near Peking give proof of the backwardness of the Chinese government in adopting means to prevent the destructive inundations, of which we have periodical reports. The resources of modern engineering are sufficient for the accomplishment of this object, and the expense incurred by their application would be slight in comparison with the losses inflicted by damage to property, saying nothing of the prodigious loss of human life. There is danger every season from the floods near Peking, which is a highly cultivated and densely populated part of the empire. The Chinese government would have no difficulty in securing the services of European or American engineers ready to provide effective means of security against them. Perhaps the Chinese Minister in Washington will bring the subject to the notice of the imperial authorities.

The writer of the above does not seem to be aware of the fact that China has spent millions of dollars on her interior waterways where we have spent thousands. We have nothing like the vast engineering works of China, intended to confine the waters of her rivers to their ancient banks. Of course we are vastly ahead of her in engineering ability, but our government has not begun to do for its waterways what the Chinese government has been doing for generations in the way of internal improvements. The enormous population of China could not be kept alive were it not for the paternal character of the government in this respect. We are the most foolish, improvident nation on earth in our treatment of forests and waterways. We have permitted a reckless destruction of woods, and consequently our streams are inundated in the spring and subject to droughts in summer. Millions of property are destroyed every year in the Ohio and Mississippi valleys because our government would not expend any money to reforest the head waters of the streams, build reservoirs to store the surplus waters, or levee the banks to check overflows. Were our country as densely populated as China the destruction of life would be appalling. Happily as the country grows older Jeffersonian ideals of government will disappear, and the nation will be forced to give some attention to its internal waterways; that is, we will have to spend say a third or half as much as the Chinese have been doing for thousands of years.

It is interesting, if not always profitable, to go away from home to get home news. The *Washington Star* prints the following:

The real estate boom has begun to revive in New York city, and a fine market for the coming season is predicted. The revival of the market is, however, on a line somewhat different from that pursued for some time heretofore. The mania has been for investment in up-town property—in the extended avenues and newly-opened districts. The prospect is that this will give way to some extent before the renewal of interest in down-town business sites. The proposal to erect the new Federal building, for appraisers' store and custom house, on Bowling Green, has already stiffened prices of lots near by, and many foreign speculators and investors are making ready to put their money into that neighborhood. Nearly every city goes through these changing phases, first its residence quarter enjoying an impulse, then its business quarter, and then the business quarter encroaching on the residence quarter and giving staple values to property previously held at figures varying with the fashions of the day. Washington is, perhaps, the only city of its size and character in which the expansion of value in all classes of property is steady and well balanced.

Undoubtedly the government buildings spoken of by the *Star* will advance values in the immediate neighborhood of where they are constructed; but they will affect but a small part of the metropolis. This city does not cut a large figure on a map of the United States, but it embraces a score or more of localities, each of which has a distinct interest of its own. A new building on Bowling Green would not affect property more than a few blocks in extent, and so with any other improvement in any part of the municipality. Cable lines, elevated roads and other new means of intermural transit advances the values of real property along the whole length of the island, but great buildings do not have much effect unless there are a good many of them in the same neighborhood.

Our Prophetic Department.

MR. INQUISITIVE—I see that Secretary of the Navy Whitney has expressed the opinion to an interviewer that the United States is now practically safe from a naval attack by Great Britain. With the fast cruisers we shall soon have afloat, he thinks, we can do ten times the pecuniary damage to Great Britain than that power could do to us. Secretary Whitney admits that as yet we have no fighting ships; but we shall soon have a few that will give a good account of themselves in actual battle. The *personnel* of our navy is all that could be desired. The officers are well-trained and intelligent, and we have an admirable system for knowing all that occurs in the navies of other countries.

SIR ORACLE—Of course his official position compels the Secretary of the Navy to be optimistic. I wish Admiral Porter, or some equally well-equipped naval officer, would now give the public what might be regarded as the pessimistic view. While we are in much better shape than we were four years ago, I cannot but think that New York and the other large cities on the sea-coast would easily fall into the possession of a well-equipped foreign fleet. I quite agree with Secretary Whitney that the final result of a war with Great Britain would be the conquest of the Dominion of Canada and its forcible annexation to the United States for all time. But we should receive blows as well as give them, and the \$6,000,000,000 of exposed property on our sea-coast would have to suffer.

MR. I.—But Secretary Whitney quotes General John Newton as saying: "For the first time in the development of the modern art of war the engineer has solved with mathematical certainty the problem of closing harbors and rivers against hostile ships." He relies on mines and torpedo vessels as being able to protect any harbor from the invasion of the iron-clad.

SIR O.—With all due respect for General Newton I do not believe that one intelligent naval officer in twenty agrees with him in that judgment. What we know as a matter of fact is that in not a solitary instance has torpedos and mines been effective in preventing the capture of harbors. Until some fleet is beaten off by torpedoes there can be no mathematical certainty in the matter. Great Britain would have many advantages in a naval conflict with us. We are literally surrounded by her fortifications in the West Indies, at the Bermudas and Nova Scotia. These are all connected by ocean cables, and Great Britain could launch her fleet at any quarter on our exposed sea-coast, nor could we know what point was aimed at until the fleet made its appearance. Of course we would be safe from any land attack; but, as being interested in the real estate of New York, I cannot look with contentment on the situation. Secretary Whitney admits that Long Island Sound would have to be defended by ships, which as yet we have not got. He omitted to mention, too, that we are without great guns. It will take two or three years to manufacture even an insufficient supply.

MR. I.—Still, is not it reassuring that we shall soon have some thirty-three war vessels of various types. Great Britain is not likely to venture into a war with this country in view of her vast and exposed commerce.

SIR O.—In that I agree with you. I think, also, a word of praise is due the Democratic administration for the reconstruction of our navy. The Republicans spent a great deal of money on war vessels while in power, yet left office without giving us a navy. Still, they had begun to build a few war vessels when the Cleveland administration came into office, and a number of the ships since launched were constructed on plans draughted when Arthur was President. Notwithstanding its theories of limiting the powers of government the Democrats have been friendly to our navy. What little credit we got during the war of 1812 was due to the well-armed, staunchly-built war vessels constructed under the care of Democratic administrations. If we should have the misfortune to engage in any war I have no doubt our country will have occasion to be grateful to President Cleveland and Secretary Whitney as well as the patriotic Representatives and Senators who adopted the plans and voted the money for the small but excellent navy which we will shortly possess.

MR. I.—But should not the administration have done still more. We are to have a naval reserve; but should not provision also have been made for a fleet of unarmored swift-going steamers, which would be used in commerce during times of peace, but could be promptly turned into commerce destroyers should war unhappily break out?

SIR O.—Yes; Congress ought to have authorized the building of ten or fifteen staunch vessels that would be swifter than any steamers now afloat. They could be used to carry our flag to all the principal ports of the world. They could be made to pay in times of peace in transporting goods, while their being in existence would deter Great Britain from quarreling with us. But the Democratic party is pledged against helping our commerce, even though we would gain by it obvious national advantages. The time is coming, however, when there must be a change in the external policy of the country. The opening of the Panama Canal will force upon us the necessity of insisting upon the carrying out of the Monroe

doctrine. There will be a convention of European powers to guarantee the neutralization of that canal in war times. Of course it is difficult to foresee now what shape the question may take, but the American and the European point of view will be entirely different. But we shall then realize, not only the necessity of a navy and a foreign commerce, but also the need of naval stations in distant seas. One difficulty about preying upon English commerce in the case of war will be the absence of ports into which we could take our prizes. The other nations of the world are capturing the islands that might be made depots and naval stations. We ought ere this to have annexed the Sandwich Islands, which are a vital necessity to us in the Pacific Ocean. With the growth of our navy we shall doubtless become more enterprising; but we ought to have Samana Bay, St. Thomas, and at least twenty islands on the Pacific Ocean.

MR. I.—Is there not danger that with the growth of our population, wealth and naval power we may become aggressive to other nations? Will it not be a constant temptation for demagogues in Congress and the White House to run the risk of wars in international controversies?

SIR O.—Yes, that is one of the perils of the future. As we gain in strength we will doubtless become insolent, and will bully nations whom now we cannot afford to offend in view of our naval weakness.

Men and Things.

* * *

A course in journalism has been established at Cornell. There has also been a proposition made to establish a similar line of study at Harvard; but the objections to such a scheme were considered to be stronger than its advantages, so it was never put into operation. It was urged against the plan, in the first place, a college has nothing to do with the teaching of a profession—its function being to train the mind of the student, without any care as to the money-making advantages of such training—and that in the second place there was in this case no profession to teach. In law, medicine and divinity a certain technical knowledge, together with its practical application, is necessary. It is the business of the law and other schools to teach that technical knowledge, while its application may be learned by experience. But in journalism there is no such technical knowledge. A journalist needs a clear head to perceive what the public wants, and a clear style to express those wants, together with a fund of general and special information, the former of which can be gained at college and the latter by experience. There is nothing sufficiently distinctive about journalism to warrant a particular course in it.

* * *

Two periodicals have been just started in New York whose aims and methods are worthy of commendation. One, called the *Metropolis*, is edited by William McLaughlin, and is full of bright interesting matter. Whatever be its success, one is forced to admire the independent principles on which it is run. Even its theatrical department is conducted in a way that frees it from all obligations to managers. The other, a monthly, called *Current Literature*, is designed to present to its readers the best of the current writing of the day. This is done by numerous quotations from newspapers, articles and books, together with well-considered criticisms of the same. It is to be hoped that the enterprise will succeed, for the selections are well made and the criticisms well-considered. It endeavors, however, to cover too much ground. Its departments are as numerous as its pages almost, and its pages are counted by the hundred—the whole being sold for the small price of twenty-five cents. Let anybody buy it who wants his money's worth.

* * *

"The Yeomen of the Guard" was a success from beginning to end at the Casino on Wednesday evening. The audience caught it up with a vim before three pages of the libretto had been gone through with, and every song throughout the opera was encored. The music in some parts is superior, while in others it is inferior, to the standard of Sullivan's previous efforts. The libretto does not compare favorably with the "Mikado," "Pinafore," and one or two of Gilbert's earlier works. The music will, however, be enjoyed by theatre-goers. It has couplets, trios, quartettes, choruses and ballads, the solo and chorus by Elsie and the crowd awaiting Fairfax's execution being unusually fine and impressive. The harmony throughout is excellent, as is to be expected of such an experienced composer as Sir Arthur Sullivan. Geo. H. Broderick made a good Sir Richard Cholmondeley (pronounced Chumley), and Bertha Ricci a sweet-voiced Elsie. Henry Hallam spoiled the lines by reciting his part more like a schoolboy than an accomplished actor, while his notes anywhere above G were tinged with hoarseness. Ryley and Solomon are amusing in the funny parts of the jester and head-jailor, and the former, with Elsie, had a treble recall in the duet of the merryman and the maid. Sylvia Gerrish acted well as Phoebe, but some of her notes were flat and she came near spoiling a delightful quartette. On the whole, however, the new opera scored a success, and it is destined for a long run.

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The suggestion made recently in THE RECORD AND GUIDE that the Commissioners appointed to the Board of Education should not be confined to lawyers and bankers, as hitherto, but should include at least one thoroughly qualified builder or architect, has received very cordial indorsement from the press and our readers. It seems to strike everyone as a common-sense business-like proposition, about which there cannot well be two opinions. Quite a number of names have been suggested to us of men whose character and ability fit them to fill the positions. We believe that the presence of any one of the following gentlemen on the Board of Education would be a good thing for the city: Charles Buek, Cornelius O'Reilly, Richard Deeves, George R. Christman, Charles Grissler and Terence Kiernan.

Architectural Notes.

The members of the American Institute of Architects have been holding their twenty-second annual convention at Buffalo this week, under the presidency of R. M. Hunt. Reports of special committees were read on a bill to provide for improved methods in the architectural service of the Federal government, and on a uniform building contract, and papers were read on "Mortars and Concretes of Antiquity and Modern Times" and "Observations Upon Heavy Buildings," the former by Adolf Cluss and the latter by R. W. Gibson. The Buffalo architects tendered their guests an excursion to Niagara Falls and Lewiston on Wednesday, and on Thursday they were treated to a banquet. Illustrations were exhibited of current work in architectural design, and other business was transacted. The Institute has just issued a full list of its members for the current year, with their addresses, which should be of interest to material men and others.

The Architectural League, as reported in these columns some time ago, publicly announce that they will hold their fourth annual exhibition at the Fifth Avenue Art Galleries from December 24th till January 12th next. The exhibition is to consist of drawings, etc., not before publicly exhibited in this city, and representing, as far as possible, the present condition of architecture and the allied arts. All kinds of works are admissible, such as architectural designs, prospective drawings, sketches in pencil, pen and ink, water colors, charcoal, etc.; elevations, working drawings and photographs of executed work; paintings in oil or water color of architectural subjects; sketches for interior decoration and furniture; designs and cartoons for stained glass; mural decoration; executed work, such as Mosaics, stained glass and decorative stuffs; wrought iron and metal work; sculpture, carving and casts, and models of architectural and decorative work. Exhibits will be received at the above galleries on December 14th and 15th. Local and non-resident architects, and others desiring to exhibit can obtain all the necessary information by addressing the secretary, F. A. Wright, at No. 47 Liberty street.

In the City Council.

Comptroller Myers has submitted his estimates of the Finance Department of the city for the year 1889, as well as a detailed statement of all the stocks and bonds of the twenty-four wards. Amongst the items is the State tax, including the tax for common schools, which amounts to \$4,100,822.71, or \$36,643.47 more than for the current year. "It was supposed," says the Comptroller, "that the State tax imposed upon corporations, and the tax upon collateral inheritances, would reduce the State taxes to be raised by counties, but they still continue to increase, notwithstanding the large amounts derived by the State from those sources of revenue. The State tax upon corporations works unjustly upon the city of New York, particularly on account of the large proportion paid by corporations doing business in the city, while at the same time the city loses the tax upon their personal estate, which is exempted from taxation by the city for State purposes, that is on account of its quota of State taxes." The valuation upon which this tax is to be levied for 1889 is \$1,560,373,506, or \$59,822,681 more than in 1888.

The valuation of personal estate of the corporations doing business in this city exempted from taxation for State purposes in 1888, and the consequent loss to the city by such exemption, is as follows:

Valuation.	
\$57,623,060, at city tax rate, 3.22 per cent	\$1,279,231.93
\$57,623,060, at corporation tax rate, 1.9,483 per cent.....	1,122,670 07
Amount of tax exempted and lost by the city.....	\$156,561.86

The Board of Aldermen, after a stubborn voting contest on Tuesday last, resolved to refer a message of the Mayor to the Committee on Public Works. This message refers to the paving of parts of Wall, Chambers and other important streets and thoroughfares, as well as ninety-four other resolutions, in reference to flagging and crosswalks, sent into the Board as being necessary, but to which no attention was paid. In his letter the Mayor says: "On the 31st of July last application was made by the Department of Public Works for authority to repave fifteen streets, some of them very important to the general business of the city. The condition of the streets is a subject of loud complaint on the part of our citizens. These complaints led the Board of Estimate and Apportionment to appropriate the last dollar which the law allowed, for the purpose of putting the leading streets in order, so far as the money would go. It is a matter of regret that authority to expend the money so appropriated was not promptly granted, as it will deprive our citizens of the advantages of these streets during the present year. If, however, prompt action be now taken, the contracts may be made at once, so that these streets may be put in good order on the opening of business in the spring of next year. In view of the statement contained in the Commissioner's letter, 'that one member of your Body had declared that he would not vote for any resolution from the Department of Public Works until a certain request of his had been complied with by the Department,' I venture to urge that personal and party feeling may not be allowed to interfere with the important public interests involved in the improvement of the highways of the city. The repavement of a large part of the city is perhaps the most important single improvement which can be made, inasmuch as it will not only facilitate business, but save large expense to the truckmen and others, who depend for a living upon the hauling of heavy loads through the streets."

The Elm Street Opening.

It was expected that something approaching to action in connection with both the widening of Elm street and College place would result from the regular meeting of the Board of Street Opening yesterday. Expectations of this kind were disappointed, however, for a meeting was not held, there being no quorum. The members present waited some time for the "absent ones" and then adjourned, having arranged for a special meeting to be held at 1 o'clock, Friday, November 2d, two weeks from

date. It is to be hoped that the political excitement of the time will not disturb the proposed meeting or prevent it arriving at some definite decision.

A Row of Up-town Houses.

The effort to build a three-story house which shall contain the modern improvements, and at the same time be moderate enough in cost to meet the demand of people in medium circumstances, is a problem which many builders have endeavored to solve, and which very few have been able to cope with successfully. But in the row of six houses built on the north side of 120th street, between Madison and 4th avenues, I think I have found one of the cases in point.

These houses, which have just been completed by Henry J. McGuckin, do not profess to be elaborate, but they are, what they are intended to be,—substantial, cosy, modern homes, with most of the improvements to be seen in houses which cost \$30,000 more than the price at which they are placed upon the market. Their fronts are of fancy brick and brown stone, and their design is somewhat ornate. They are trimmed in hardwoods, oak, ash and cherry predominating, and they have been built by day's work. Probably the most important feature in the buildings is the unusual excellence of the plumbing, which is due to the personal work and supervision of the owner, who is a practical plumber of many years' standing.

I had been informed by a broker that the houses were being offered at the low figure of \$15,000, and I wanted to see what sort of an interior a builder was able to put up for that figure. On entering I found a marble tiled vestibule, with storm and inside doors, the latter having beveled glass windows. The hallway is about five feet wide, and the front parlor is entered through a *portiere* doorway, surmounted by trellis work. This room contains a handsome mantel, mirror and fire-place, the latter surrounded by a series of tiles describing incidents which took place at different periods of English history, one representing "The Signing of the Magna Charta," and another "Cromwell Dissolving the Long Parliament." The rear parlor has a similar mantel and mirror, the tiles around the fire-place in this room representing subjects from the Shakespearian plays.

Ascending the staircase to the second story, the front and rear bedrooms are reached. The former is a spacious chamber, light and airy, and both are connected by saloons, the latter having French porcelaine wash-basins, beveled glass mirrors, and a profusion of closet room. The bathroom adjoining the rear bedroom has a French bowl, and is separate from the closet, which displays one of the finest pieces of plumbing work ever attempted. The closet, which is of embossed china, is one of the most approved recent patents. The top floor contains four bedrooms, including a large-sized storeroom, sink, etc., while a stained-glass skylight overlooks and illuminates the halls from the roof.

The houses contain heat and electrical apparatus, including electric bells and calls, and wires for lighting gas throughout; a dumb waiter, refrigerators, stoneware washtubs, and all the other improvements necessary to the utility of the culinary and domestic economy. The houses are within a few blocks of Mount Morris, Morningside and the Central Parks, and accessible to the elevator station at 116th street, the east and west side elevated roads at 125th street, the cable road, the 3d and Madison avenue horse cars, and the depot of the New York Central at 4th avenue and 125th street. Under the circumstances, and taking into consideration the description I have given above, I am within the bounds of accuracy in describing these houses as being examples of some of the cheapest homes on Manhattan Island placed on the market this fall.

LYNX.

The Great Wheat Speculators of Chicago.

In May and June and July and August the market paid very little attention to what the speculators did. Prices were in those months influenced chiefly by statistics; and whether the big men were on the buying or the selling side made very little difference. In June, for example, although Hutchinson, Cudahy, Linn and Jones were all in turn bulls their efforts availed little. There was promise, then, of the best spring wheat ever harvested, and consequently a holding of 15,000,000 to 20,000,000 bushels had to be abandoned at a loss. Everybody remembers how Cudahy—although most of the facts were on his side—was compelled to give up bulling simply because short sellers could not be frightened. They thought of nothing but the crops; but, with the knowledge of the year's supplies, about as definite as it will ever be, the pit is just at present controlled chiefly by the speculators; and, of course, most by the big speculators. This is why Fairbank, Hutchinson, Cudahy, Ream, Jones, Lyon and Cammack are now on everybody's tongue and why their operations have such an unusual influence. The situation in the pit is not as plain as it was in September. Then Hutchinson has such a line that the attitude of the other bulls made little difference. They could hold on, or they could sell out, and it neither helped nor hurt anybody. Now, although Hutchinson has a great line of cash grain, it is not quite certain whether he is for higher or lower prices. There are a half-dozen men prominent on the long side. Whether they are allied, or hoping for an opportunity to sell out on each other, no one on the outside knows. The biggest figure in the pit is Fairbank. He made a great deal of money out of the advance in lard, and was also holder of enough wheat through September to make a very large profit. But through last month, without being in any sense a "tailer," he was secondary to Hutchinson and reaped the benefit of the old gentleman's manipulations. This month he is more a leader than Hutchinson, and it may even turn out that they are on opposite sides and that the former will have to take all of the latter's holdings. One hears the Fairbank line put as high as 15,000,000 bushels bought, the gossips say mainly for December and at low prices. If it is half as much as this, or even a third, it is still larger a good deal than the stock and larger perhaps than the stock of contract grade will be at this point this year. Fairbank seems to make his trading headquarters in Schwartz's office. Jones, Kennett and Hopkins are supposed to get a large share of his business, and most of a very large block of wheat, some millions of bushels, held for a long time by W. T. Baker & Co., is supposed also to be for his account. Fairbank has, besides, his own commission house on the floor, and naturally does through it all that he can do without exciting comment. Then there is another great lot of grain held by J. B. Lyon & Co., which, like the Baker line, is supposed to be largely the big lard man's. This gossip, although excited and exaggerated, nevertheless illustrates the commanding position that Fairbank, in the minds at any rate of the crowd, holds in the pit. Baker & Co., Lyon & Co., Jones, Kennett & Hopkins, Schwartz, Dupee & Co., all holders of big lines, are all popularly supposed to be largely or altogether his agents. Hutchinson for a few days has been a

seller of December, and there are those who believe that he has not much of a line left outside of his cash wheat. Ream is a bull, not taking, however, any great part in the pit and preparing to leave town. Cudahy is supposed to be a bull, although not as active in the wheat pit as he has been. George Smith, of Field, Lindley & Co., and also George Smith, of the Trego-Smith-Montgomery crowd, are both influential on the buying side; W. T. Baker, although oftener spoken of as Fairbank's commission man, has on his own score been one of the very large winners on the advance, and is believed now to be not much behind his principal in influence on the long side. There has been a good deal of talk of the presence here on this same side of a Wall street crowd headed by Cammack. Nat Jones declares that his Wall street coterie has been practically out of the market since wheat touched a dollar. This then makes practically the list of the great bulls. On the bear side there is not any such energy. Sellers have of late been such losers that no one can afford to take a very demonstrative part in the pit on that side. Yet Billy Linn is an avowed bear, predicting dollar wheat before Christmas; William Dunn is a bear; and so are Lindblom, the Dwrights, Roche, Mitchell, Driver and many others who were early and successful bulls. This, as set out above, is the way in which the professionals are thought to be ranged in this market. The foreigners are supposed by the local crowd to be gathered together on the selling side; but they are really as much divided as the Americans. The country men on this side are supposed to have realized fairly well and to be playing the market as adroitly and as cautiously as they did in May and in June when the big professionals here surprised everybody by holding the bag for them. The contest just now in the wheat pit is between the professional high rollers, outsiders having been dragged out by their commission men.—Chicago Herald.

Real Estate Department.

Business has been moderately active on 'Change during the week, and the attendance has been very good. The result of the offerings has not, however, been altogether satisfactory, as some of the properties, not realizing prices to suit the sellers, have been bid in. This was the case at the King estate sale of west side lots, which, although well attended, did not prove successful. In the way of private sales there is comparatively little doing, and the general feeling is that there will be no revival of activity until after the election.

According to the official filings of the week the Equitable Life Assurance Society have loaned \$1,300,000 on 131 up-town lots. This sum was divided into two loans, one of \$300,000 on fourteen lots on West End Avenue, 69th and 70th streets, and fifteen on 141st and 142d streets, west of 7th avenue. The owners of the former were the Kennedy estate and of the latter the Nesmith estate. Neither, however, sold directly to the Equitable's representative, Mr. Maddock, but to a third party, who resold to Mr. Maddock and took in part payment country real estate owned by the Equitable to the extent of \$175,000. The value placed on the twenty-nine lots by several brokers interviewed did not exceed \$200,000. The second loan was for \$1,000,000 and was made on 102 lots on Lenox avenue, 135th, 136th and 137th streets, which were sold by Arnold and Constable. This transaction, like the first, was not made directly between the Equitable or its representatives, and the parties who held the title, but through a syndicate, who took in part payment from the company real estate largely in New Jersey, to the extent of \$550,000. It is reported that the 102 lots were in the market at about \$670,000, but that something like \$600,000 would have secured them. The company has taken back a loan of \$200,000 on the \$550,000 worth of country property embraced in the last-mentioned trade. It may interest our readers to know that the Equitable has acquired through Mr. Maddock 422 lots north of 135th street, along 6th, 7th and 8th avenues, at a cost of over \$3,500,000. Of these the company has sold forty-six lots to builders for a total of \$585,000, making a loan in each instance. Other purchases by the company of about ninety lots on 10th and 11th avenues, 66th and 67th, 69th and 70th streets, aggregated about a million dollars. One entire block of sixty-four lots they subsequently sold for \$540,000, making the buyer a loan of \$500,000 to improve the lots.

The business done at the Exchange on Monday in the way of public sales consisted entirely of offerings under foreclosure orders. Among the parcels disposed of was the Assembly Rooms, Nos. 28 and 30 Avenue A, size 44x120, on which over \$43,000 was due on the first mortgage. The figure at which it was sold is \$59,000. The buyer, Moritz Bauer, is a speculator. Six lots on West 88th street went to the plaintiff for less than the encumbrances, and four frame dwellings on Fleetwood avenue and Popham street were sold to Broker John R. Foley, Jr., at \$21,693.

The sales on Tuesday were fairly numerous and the attendance was large. The properties offered were principally tenements, and some of them were eagerly bid for.

Wednesday was an extremely busy day. The sales were both numerous and important, and the attendance was large. The partition sale of No. 269 5th avenue, adjoining the northeast corner of 29th street, attracted much attention. The bidding was started at \$55,000, and advanced after a long contest to \$80,000, at which figure it was sold to F. C. Lawrence, Jr., for Mrs. Fanny A. Lawrence, who owns the corner lot, No. 269, which is a four-story brick and stone dwelling, 20x70x100, is rented until May next at \$5,000 per annum, taxes and repairs. The stable No. 127 West 28th street, lot 25x100, which is leased until May, 1891, at \$1,400, repairs and water rents, was sold for \$14,150. A four-story dwelling with store, on the northwest corner of 2d avenue and 34th street, size 20.5x76, brought the high figure of \$34,900. Sonn Bros., wholesale grocers, were the buyers. Two other parcels on 2d avenue and 32d street, belonging to the same estate, were secured by the plaintiff. Two dwellings on West 83d street, Nos. 306 and 308, were knocked down at \$23,200 and \$21,600 respectively, and the adjoining house, No. 304, was withdrawn from sale. Eight lots on 134th street, east of Madison avenue, brought a total of \$26,650. It is possible that only five were actually sold.

The attraction on Thursday was the sale of lots on West 68th, 113th and 120th streets and 8th avenue, belonging to the estate of Edward J. King. As it was the largest lot sale thus far held this season, operators, builders and brokers were present in great numbers. Among others were noticed, Amos R. Eno, James Rufus Smith, C. W. Luyster, A. L. Mordecai, Hirsh

Brothers, Jacob Bookman, Ottinger Brothers, Morris Steinhardt, H. H. Cammann, Wm. Rankin, Newman Cowen, John Hayes, Samuel Goldsticker, A. K. Ely, Dore Lyon, Thos. S. Walker, Morris Litman, B. P. Fairchild and J. S. McQuillen. The 120th street lots were offered first and they were sold cheap. Two went to Newman Cowen at \$5,450 apiece, and two to Hall J. How & Co. at \$5,500 each. The 8th avenue lots were next put up. Wm. Rankin secured the corner of 113th street for \$12,100, and the three adjoining were bid in at \$11,050. The street lots were bid in at \$5,425 apiece. After two lots on the south side of 68th street, east of 9th avenue (all excavated), were sold at \$10,450 and \$10,425, the remainder were withdrawn. Three flats on West 131st street were withdrawn.

The business transacted yesterday was of an unimportant character. None of the parcels sold brought as much as \$15,000.

On Tuesday next, the 23d inst., Richard V. Harnett & Co. will sell, by order of the executor, several properties in a location which is destined to increase in value, and situated at Nos. 130 to 134 Washington place and Nos. 187 to 191 West 4th street, near 6th avenue.

On Tuesday, the 23d inst., Wm. Kennelly & Brother will sell, by order of the Supreme Court, in partition, the valuable store property at No. 40 John street, near Nassau street. It is a four-story and cellar brick and brown stone front building, and is advertised as containing improvements and being in good order. John street property rarely comes under the hammer, and here is a chance to get a parcel on this improving business section.

On Wednesday, the 24th inst., James C. Lalor will conduct the most important sale of the week. The property to be offered includes improved and unimproved parcels in New York and Brooklyn, and comprises the following: The three four-story English basement houses at Nos. 153, 160 and 162 West 35th street; two five-story tenements with stores at Nos. 502 and 504 West 39th street; five four-story brown stone single flats at Nos. 238 to 246 East 114th street, and four similar flats at Nos. 438 to 446 East 116th street, all in New York. The Brooklyn properties comprise frame and brick houses at Nos. 165, 167 and 251 Washington street; frame dwellings at Nos. 156 and 165 Adams street; three-story brown house at No. 167 Prospect place; three similar dwellings, including two corners of a 70-foot plot at Nos. 343, 345 and 357 Franklin avenue; five three-story flats on the northwest corner of Sumner and Lexington avenues, and other properties on Gates and Lexington avenues, Berry, North 4th, 19th and 20th streets. These properties are to be sold to close estates, and offer a good opportunity to investors.

On Thursday, the 25th inst., Richard V. Harnett & Co. will sell the three five-story brick flats Nos. 424 to 428 West 53d street, west of 9th avenue, and at the same time the valuable business and water front property on the north side of 37th street, 125 feet east of 1st avenue, running 200 feet eastwards to the Harbor Commissioners bulkhead line, with the right, etc., to land in front and under water. This is a Supreme Court foreclosure sale. This property has for twenty-five years been the site of the well-known Nesbit brick yards.

On Tuesday, the 30th inst., Richard V. Harnett & Co. will sell the four-story brown stone dwelling No. 39 East 63d street, between Madison and Park avenues.

L. J. Carpenter offers for sale forty acres of cleared land on Central avenue, Yonkers, running through to Kimball avenue, and adjoining the residence of James McLean.

CONVEYANCES.

	1887.	1888.
	Oct. 14 to 20 inc.	Oct. 12 to 18 inc.
Number.....	241	176
Amount involved.....	\$3,831,452	\$2,803,348
Number nominal.....	63	32
Number 23d and 24th Wards.....	44	32
Amount involved.....	\$143,772	\$96,590
Number nominal.....	7	6

MORTGAGES.

	1887.	1888.
	Oct. 15 to 21.	Oct. 13 to 19.
Number.....	257	242
Amount involved.....	\$2,835,373	\$4,134,353
Number at 5 per cent.....	101	91
Amount involved.....	\$1,195,850	\$1,151,877
Number at less than 5 per cent.....	26	22
Amount involved.....	\$519,000	\$463,960
Number to Banks, Trust and Ins. Cos.....	45	49
Amount involved.....	\$710,000	\$2,442,700

PROJECTED BUILDINGS.

	1887.	1888.
	Oct. 15 to 21.	Oct. 13 to 19.
Number of buildings.....	68	76
Estimated cost.....	\$984,875	\$1,160,675

Gossip of the Week.

We hear that the Matthews estate has sold the elegant three-story stone front dwelling No. 101 5th avenue, between 17th and 18th streets, size of lot 29.6x100, to Mrs. Heyward Cutting. The price has not transpired.

John C. Overhiser has sold four lots on the southeast corner of 9th avenue and 89th street for \$56,000, to J. W. Taylor. The latter sells to Mr. Overhiser the four-story dwelling No. 53 West 90th street. Brokers, Skinner & Nellis.

Lalor & Beringer have sold for Daniel Hennessy the four-story brown stone front dwelling No. 43 East 72d street, 20x85x100, to Theresa Metzger for \$60,000.

Frank E. Smith has sold the four three-story brown stone dwellings Nos. 113, 115, 117 and 125 West 121st street, for \$104,000 to Wm. Boggs. Mr. Smith buys from Mr. Boggs two tenements on the east side of 2d avenue, between 118th and 119th streets, at \$40,000. Brokers, Tichborne & Melrose.

James T. Blandford has sold the premises No. 323 Pearl and 80 Cliff street, comprising a five-story brick factory on Pearl and a six-story brick factory on Cliff street, for \$90,000 to Norman L. Munro, the publisher. Mr. Munro sells to Mr. Blandford in exchange the famous steam yacht "Say When," at \$46,000. The Pearl and Cliff street properties are subject to mortgages for \$46,000. Broker, H. H. Bliss. The "Say When" is 138 feet long, and it is said that a speed of 26 1/4 miles an hour was guaranteed, but 22 miles was the best obtained.

We are enabled to state authoritatively that the sale of the Jones estate will be held during the third week in November, probably on Thursday, the 23d. The property to be offered embraces the dwelling No. 246 5th avenue, southwest corner of 28th street, size 28.4x100, with stable adjoining on street, 35.1x112.1; five-story dwellings on the north side of 74th street, west of 9th avenue, and 100 lots in the same and adjoining blocks, including 64 bounded by 8th and 9th avenues, 74th and 75th streets. A. H. Muller & Son will act as auctioneers.

The Evelyn apartment house on the northwest corner of 9th avenue and 73rd street, has been traded by Milliken & Smith to Henry B. Auchincloss for the four-story stone front dwelling No. 127 West 72d street. We understand the figure for the Evelyn was \$300,000, while the house went for \$65,000. The Evelyn is seven stories high and contains twenty-one suites of apartments of from seven to ten rooms each. There are three elevators, and the rental is said to be over \$30,000. The building was begun about six years ago, but the projectors became embarrassed and the property was sold under foreclosure. It was opened to the public in 1886 under the management of Mr. C. K. Bill, who has established for it a name as a first-class house. Brokers C. K. Bill and Frank L. Fisher negotiated the sale. Plans for the addition of two stories are now being prepared, and work will be commenced in the spring.

The sale of Luther R. Marsh's former residence at No. 166 Madison avenue, between 32d and 33d streets, size 24x53 feet, is reported on terms which have not transpired. It will be remembered that Mr. Marsh transferred the house last June to Wm. C. Martin at \$27,000.

Philip Fisher, a well-known investor, has returned to town after an absence of eighteen months. Mr. Fisher made a tour of the Continent.

The contract for regulating and paving West End avenue, from 76th to 89th street, has been registered at the Comptroller's office. James Pollock is the contractor, and the figure \$34,922.

Seton & Wissman, the real estate brokers, of No. 79 Cedar street, have opened a branch office at No. 1142 Broadway, between 26th and 27th streets, for the convenience of their up-town customers.

Morris B. Baer & Co. have sold for L. Wertheimer the four-story, high stoop, brown stone house, No. 137 West 43d street, 20.6x50x100, for \$24,500. The three-story building sold by this firm at No. 1382 Broadway, as reported last week, brought \$62,000 cash. The size is 27.6 and 24.8x96 and 104.

P. C. Eckhardt has sold the five-story double tenement No. 774 10th avenue to Francis Kremler for \$23,500.

L. Froehlich has sold the four-story and basement brown stone residence No. 136 East 60th street, 20.6x50x100, for H. H. Barnett for \$26,000, and the three-story and basement brown stone front residence No. 217 East 61st street for Mrs. Wallach for \$17,000.

S. G. Hyatt & Co. have sold for Mrs. Catharine Badger the four-story brick tenement No. 602 West 49th street for \$9,000; and for the Rev. Alexander Mackay-Smith an apartment in the Hubert Home Club Apartment House, No. 230 West 59th street, for \$10,000 to R. H. Seaton.

Wilson & Tichborne have sold the four-story high stoop house No. 129 West 77th street, 20x55x105, for \$32,500.

Victor Freund & Son have sold for Mrs. Rebecca Childs the five three-story, high stoop, brown stone front houses Nos. 127-135 East 63d street, 14x70x100, to Herman Wronkow for \$80,000; for Mrs. Mary Monell the six-story brown stone front tenements at Nos. 852 and 854 9th avenue, 32x90x100, to Chas. G. Reichert for \$39,500; to Mahon & Coyne the lot No. 242 East 45th street, 25x100, for \$10,500, and for Angelo Mondolfo the three-story high stoop house No. 127 East 47th street, 16x50x80, to Jas. W. Barker for \$19,500.

The same brokers have sold for Moritz Bauer the three-story and basement dwelling and store No. 550 West 42d street, 19.7x70x98.9, to C. G. Reichert for \$13,400, and for C. G. Reichert the five-story tenement No. 335 East 77th street, 25x75x100, to C. W. Gallinger for \$17,750.

H. H. Bliss has arranged an exchange of the five-story brown stone tenement with stores No. 1853 3d avenue, 25x105, for N. Wise to O. H. P. Archer at \$30,000, for a farm of 215 acres at Greenwich, Conn., at \$25,000.

J. Jay Smith and Bellamy & Winans have sold for Matthew Murray two lots on the north side of 84th street, 179 feet east of Riverside Drive, for \$15,000.

We hear that Christian Blinn has sold four lots on the southeast corner of the Boulevard and 82d street, to F. F. Smith for improvement.

Norman Henderson was the purchaser of No. 311 East 17th street, the sale of which we spoke of last week. The price paid was \$25,000, and the brokers were A. W. McLaughlin & Co., with H. H. Cammann & Co. as agents.

A. W. McLaughlin & Co. have exchanged for F. C. Grabel 320 acres of land in Nebraska with Mrs. McIntire for her brick and stone house, 20x45x100, No. 34 East 144th street.

J. B. Smith has sold four lots on the southwest corner of 9th avenue and 102d street for about \$45,000.

Teets Bros. have sold one of their three-story dwellings on Manhattan avenue, between 120th and 121st streets, for \$15,000.

The four-story stone front dwelling No. 50 West 52d street, 20x55x100.5, has been sold by the Ross estate to a Mr. Todd at \$34,000.

G. R. Sheldon has sold the four-story stone front dwelling No. 17 East 63d street, 17x80x100.5, for about \$40,000.

Benj. Richards, Jr., of Richards & Sause, arrived last Friday night on the steamer Saale, looking first-class after his four months' trip abroad.

The famous Central Park apartment houses will be offered under foreclosure on November 9th by Auctioneer Jas. S. McQuillen. At the same time seven lots on 8th avenue, 81st and 82d streets, and six lots on 58th and 59th, west of 6th avenue, belonging to Mr. Navarro, will also be offered.

J. H. Hunt & Co. have sold for H. H. Cammann one lot, 25x102.2, on the north side of 79th street, 175 feet west of 9th avenue, for \$15,500 to Hugo Jackel for immediate improvement.

We hear that Jacob D. Butler has sold several of his houses on Convent avenue, near 144th street. The particulars could not be ascertained.

Ira Shafer has sold to Richard Hanley four lots on the south side of 104th street, 200 feet west of Avenue A, for \$2,500 each. Broker, Daniel Gallagher with Mangam & Co.

Nos. 64 and 66 Forsyth street and No. 117 Hester street have been purchased by E. Jacobs, of E. Jacobs & Co., No. 59 Avenue A.

John Callahan has sold the two-story frame dwelling No. 554 Morris avenue, 25x70.3, for \$3,500 to Lewis Berger.

The following is taken from this week's *Harper's Bazaar*:

The house built by Mrs. Grant on the Riverside Drive, New York, is just a mile southward of her husband's tomb. This new house, with its lot, is said to have cost \$163,000, and that when furnished it will have cost \$200,000. Two of Mrs. Grant's sons and their families are going to live with her, and her daughter, Mrs. Sartoris, is counted on for long visits to the beautiful home. There is no such situation for residences near any city in the world as on the Riverside Drive, and those fortunate persons who own ground along that thoroughfare are to be congratulated.

If correct, this is an interesting piece of news, for it is the first intimation the public have yet had of even any intention on the part of Mrs. Grant to build on the Riverside Drive. Of course everyone knows of the Grant residence on the northeast corner of West End avenue and 73d street, but that is considerably more than a mile from the Grant tomb, and, moreover, it belongs to Mrs. Grant, Jr., and not to the wife of the illustrious General.

Brooklyn.

On Tuesday next, the 23d inst., Jere. Johnson, Jr., will sell 433 lots, and valuable business, residence and apartment properties in Brooklyn. The lots are on high ground, on St. Mark's, Hopkinson, Saratoga and other avenues, and the other properties are at Nos. 7 and 9 Boerum place, 43 Duffield street and 137 Kosciusko street. The sale will take place at the Brooklyn Real Estate Exchange, and will be peremptory.

J. P. Sloane has sold for George W. Palmer the three lots on the northeast corner of Union avenue and Newton street to Michael McEnaney for \$1,500.

Corwith Bros. have sold the house and lot No. 98 Oakland street for Owen McCarron to Mrs. H. Stuckey for \$5,500.

Charles Loeffler has sold for J. H. Dewes the four-story frame store and flat, 25x60x100, No. 891 Broadway, 50 feet northwest of Belvidere street, to George Aschauer, of New York, for \$15,000.

The Clerk of the Board of Supervisors, E. B. Cadley, has completed his estimate of the tax rate on property in the different wards of the city. The average for twenty-five wards, excluding the 26th, which is subject to certain special charges, is \$27.20.9 per \$1,000, instead of \$27.59.5 last year. The rate is lowest in the 19th Ward, where it is \$25.52.2, and highest in the 9th Ward, where it is \$27.93.5. In the 26th Ward the general rate amounts to \$30.79.4 per \$1,000.

J. Edgar Leaycraft has sold No. 70 Union street, a three-story brick house, for \$4,000 for Nehemiah O. Lent, of Johnsville, N. Y., to Agostino Brandi, of Brooklyn.

CONVEYANCES.

Number	1887.	1888.
	Oct. 14 to 20 inc.	Oct. 11 to 17 inc.
Amount involved.....	318	297
Number nominal.....	\$1,131,857	\$1,125,446
	64	69

MORTGAGES.

Number	1887.	1888.
	Oct. 15 to 21 inc.	Oct. 12 to 18 inc.
Amount involved.....	242	227
Number at 5% or less.....	\$821,595	\$896,722
Amount involved.....	104	128
	\$539,823	\$531,975

PROJECTED BUILDINGS.

Number of buildings.	1887.	1888.
	Oct. 15 to 21 inc.	Oct. 12 to 18 inc.
Estimated cost.....	56	107
	\$201,700	\$550,325

Out Among the Builders.

Hy. J. McGuckin will build three three-story, high stoop, brick and brown stone front private houses, with improvements, 16.8x50 each, on the north side of 120th street, 250 feet west of 4th avenue, from plans by John H. Friend. They will cost between \$29,000 and \$30,000.

J. Averit Webster is preparing plans for four five-story brick and brown stone front double flats with stores, to be built on the southeast corner of 82d street and the Grand Boulevard, for F. F. Smith. The corner will be 27.2x88, and the others 25x68 each. They will cost about \$72,000.

We hear that Henry M. Congdon has the plans for a first-class private dwelling to be erected on the north side of 79th street, 175 feet west of 9th avenue.

A. B. Ogden & Son have plans on the board for a five-story brick and stone front flat, 25x63.7, with 16.6x19 extension, to be built for Elizabeth Johnson at No. 171 East 74th street, at a cost of \$20,000.

E. L. Angell is the architect of the three five-story flats to be built by Wm. Noble on the northeast corner of 88th street and 9th avenue, of which we spoke in this column last week. The same architect, we hear, will also make plans for four flats which J. W. Taylor will erect on the same block at the southeast corner of 89th street.

J. C. Burne has plans for a five-story flat, 25x60, to be built on the west side of Lenox avenue, 25 feet north of 136th street, for F. Aldhous.

Albert E. Davis has plans for two four-story tenements, each 25x60 and extension, to be built for Sarah Moore on the northeast corner of Brook avenue and 142d street, and two three-story tenements, 25x50 each, to be built by Thos. H. Robbins on the south side of 142d street, 175 feet west of Morris avenue.

H. L. Harris, of Room 123 Temple Court, has plans for a five-story flat, to be erected on the west side of Broadway, between 80th and 81st streets. It will be 25x66, with an extension. Daniel Rogers is the owner.

Herter Bros. will erect, under plans made by themselves, two five-story flats, 31.2x78, of buff brick and terra cotta, at Nos. 214 and 216 Eldridge street, to cost \$25,000.

Brooklyn.

Thirty-seven plans have been submitted in competition for the Soldiers' and Sailors' Monument, which is to be built in this city on the plaza at the entrance of the driveway at Prospect Park at a cost of about \$100,000. The Commissioners having charge of the competition—Mayor Chapin, President McCarty of the Board of Aldermen, and City Auditor Rutan—have examined the designs and decided to place them on exhibition in the rooms of the Park Commissioners in the City Hall. The prizes will not be awarded for some weeks to come.

John E. Dwyer is the architect for ten four-story Euclid stone, terra cotta and brick dwellings, 20x60 each, to be built on the south side of Fulton street, east of Rockaway avenue, for George Walker, to cost about \$11,000 each.

George W. Bush is at work on plans for seven four-story brick stores and flats to be erected on the northeast corner of Braxton street, now Windsor place, and 7th avenue; the corner will be 20.4x58, the others 19.6x52 each. The owner is David Atkin and the cost \$35,000.

D. Acker & Son have plans for two three-story frame stores and tenements, 25x57 each, to be built on the northeast corner of Greene and Wyckoff avenues, for Peter Riebling, to cost \$10,000, and a frame cooperage, 25x50, on the south side of Scholes street, 250 west of Waterbury street, for Meltzer Bros., to cost \$1,000.

Schrempf & Loeffler have plans for a one-story brick stable, 40x97, to be built on the north side of De Kalb avenue, 40 west of Stuyvesant avenue, for Michael McSorley, to cost \$4,000.

A. Herbert is engaged on plans for two three-story frame dwellings, 28x35 each, to be erected on the northeast corner of Meeker avenue and North Henry street, the corner to contain a store, for Anthony McElroy, to cost \$12,000.

Wm. Field & Son have plans for a three-story frame apartment house, 21x65, to be built on Grove street, between Bushwick and Evergreen avenues, for C. Lindemann, to cost \$6,000.

Th. Engelhardt is preparing plans for three three-story frame stores and tenements, 25x55 each, and a three-story frame store and tenement, 25x55x40x70, and a three-story frame flat, 18.4x55, to be erected on the southwest corner of Graham avenue and Van Pelt street, for Leopold Michael, to cost \$25,000; a four-story frame flat, 20x60, on the east side of Hall street, 584 north of Myrtle avenue, for a Mr. Thill, to cost \$6,500; a two-story frame dwelling, 25x45, on the southwest side of Bushwick avenue, 25 north-west of Shaeffer street, for Jeffrey H. Rose, to cost \$4,200; a two-story frame dwelling, 25x45, with extension 12x18, on the west side of Wyckoff avenue, 100 south of Weirfield street, for Henry Oehm, to cost \$3,800, and a one-story frame dwelling, 25x26, on the east side of Bogart street, 75 north of Grattan street, for Jacob Haag, to cost \$1,000.

Out of Town.

JERSEY CITY, N. Y.—Geo. R. McKenzie, President of the Singer Sewing Machine Company, is having plans drawn, in competition, for a five story brick and stone front flat, to be built on the present site of the Dutch Reformed Church, on the northeast corner of Washington and Sussex streets. It is to cover 100x100, and have a central courtyard, elevator and other improvements. Accommodation is to be provided for sixty families and the cost is estimated at \$75,000. R. W. Sailer and other architects are drawing plans.

BUILDING MATERIAL MARKET.

BRICKS.—A gradually hardening market is the relieving feature of the position on Common Hards standing in very acceptable contrast to the slow and monotonous tone prevailing during the greater portion of the season. The actual gain on the line of values as compared with the figures ruling at the date of our last is not very great, probably 12½c. per M at the best, yet the upward turn then indicated seems to be emphasized and clinched, and receivers are correspondingly cheerful in their expressions. The demand has not materially increased, if at all, either for consumption or to stock up, buyers as yet failing to develop any special anxiety or to hurry themselves about securing supplies, and the improvement therefore arises principally through a diminution of the offering. Especially has this been noticeable from the "Up River" section, the better grades in particular coming forward in very small quantity, so much so indeed that there has been periods here for the first in a very long while when the accumulation afloat was practically exhausted, though this proved only temporary as the Haverstraw yards have continued shipments without much intermission. So far as can be learned about \$5.25@5.37½ are the best figures fully established on "Up-Rivers," and \$6.50 on Haverstraws, but upon that basis the close appears to be about steady with a fair chance for being maintained, provided no attempt is made to realize freely again, as most reliable testimony is to the effect that the market cannot readily exhaust a much larger quantity than it is getting now. It would appear, however, among the probabilities that manufacturers are not likely to push matters with any great freedom. Some few are understood to be still moulding, but the more general inclination is to stop work and curtail shipments on the plea that there is no margin at ruling rates, and any action calculated to neutralize such advantages as may now exist is hardly good business. Over Pales we hear considerable complaint of a plentiful supply and an indifferent demand, but no important variation quoted in the general range of valuation. Fronts are practically done for the season, though it is thought a few Croton Points could be placed if available.

LATH.—Receivers are still enabled to maintain their claim of a firm undertone to this market, with rather an upward inclination, a further small gain having been secured with apparently the most solid feeling at the close. Arrivals have been rather small and irregular, and while the demand was not of a general character it was fairly prompt and pointed as developed, and buyers were progressive in their bids. We notice some irregularity in the rates named, but the conclusion is that while \$2.10@2.12½ was accepted early in the week it would be difficult to purchase now at those figures, even for ordinary quality, with probably no difficulty in the way of getting \$2.15 and as

high as \$2.25 per M reported on one sale. There is a fairish amount afloat, but receivers say they will be able to take care of it all without difficulty.

LIME.—Essentially former general conditions prevail, and there is not much new to report. More or less stock has come to hand from time to time since our last, and it was not in all cases promptly sold, but the market remained in hand, and apparently no change occurred on the line of value, though buyers still occasionally drop a hint about ability to do a "little better" than regular rates. All reliable receivers, however, deny making any allowances other than provided for by the terms agreed upon last spring. Not much St. John stock here, and State product coming to hand in about average proportion.

LUMBER.—Activity certainly is not one of the features prominent on the lumber market of the city. Across the bridge they are doing pretty well, and some of the up-town yards, whose proprietors practically control the trade of certain localities, are turning out what would be considered a nice bunch of stock by the majority of dealers, but these are the exceptions, and the rule certainly shows a dull tone. There is nothing in the way of acting for effect or calculating to force sellers, but simply a good, honest want of faith in more liberal investments that is felt all the way through the market. New agents express much disappointment and surprise of the conditions they have been compelled to encounter in the attempt to place goods, while those of more experience in this locality admit that it is a great many years since they have seen such an apathetic feeling at this season. Something is, of course, changing hands all the while, but it is by no means satisfactory either in the matter of quantity or price, and it will be entirely exceptional if the seller gains any advantage this fall. Stocks are gradually accumulating as the supplies come to hand on contract, though some dealers say they have already received their quota and will make no further additions.

Eastern Spruce does not appear to have any very great chance among our local dealers, so far as a general average run of stock is concerned. Schedules showing a liberal proportion of wide stuff could, no doubt, be placed to a fair extent, but even of such it would take a much smaller quantity than usual to make a surplus, and of short and narrow many of the yards are said to have already accumulated about everything they will require. Even Brooklyn seems less likely to provide for an overflow, and the market is now as it was at the commencement of the season without much natural demand, but the rise and fall of tone on values depending very largely upon the manner in which supplies are forwarded. There is occasionally some of the stereotyped stores from primary sources intended to stimulate the feeling in favor of sellers, but they have less influence than usual this year, and local dealers will not hurry unless

L. H. Broome has the plans for a four-story galvanized iron front flat with four stores, 95.3 and 89x60, with bathroom extension, to be built at Nos. 446 to 450 Bergen avenue for Jacob Ringle, at a cost of \$25,000; a four-story brick and iron front store and loft building, 25x100, to be built by Mrs. Lena Mayer at No. 64 Newark avenue, to cost \$11,000, and an ornate three-story high stoop house, with brick, stone and terra cotta fronts, 20x45, to be built at No. 274 Bergen avenue for Dr. Jas. Wilkinson, to cost \$11,000.

The following are the principal buildings for which plans have been filed recently with the Building Inspector: One 2-sty fr house, 20x55, at No. 147 Steuben st, for Conrad Vogel, to cost \$4,200, ar't R. W. Sailer; one 2-sty fr house, 25x52, at 65 Leonard st, nr Summit av, for Christian Baker, \$3,100; two 3-sty fr houses, 17x36 each, for W. J. Smith, \$6,000; one 3-sty fr house, 22x40, on Summit av, nr Bleecker st, for H. Hilsman, \$3,700; two 3-sty stores and tenem'ts, 39x95 each, for Wm. Kramer, \$9,000; two 2-sty houses, at 62 Brinkerhoff st, for Mrs. Marscham, \$4,600; one 3-sty and store tenem't, 20x40, 308 Communipaw av, for J. M. Minugh, \$3,500; ten 2-sty dwgs, 16x49 each, Jackson av, bet Clinton and Bramhall, for Chas. Siedler, \$25,000, ar't H. Hamlin; five 2-sty dwgs, 15.4x79.4 and irreg., for The Bergen Land Co., \$10,000, ar't W. B. Tuthill; a 2-sty dwg, s w cor Ocean and Carteret avs, Wm. MacAvoy, \$3,000, ar't E. A. Wurth, Newark; a 3-sty dwg, 25x35, Pacific, w of Communipaw av, John W. Heck, \$6,000; a 2-sty office bldg, 30x80, Griffin Iron Works, Morris Canal, \$9,000.

Special Notice.

R. M. Walters, the piano manufacturer, of University place, has received an order for one of his pianos from Mrs. Belle Cole, the celebrated singer, now in London. The instrument was on exhibition during the past week at the warehouses and attracted a great deal of attention. It will be shipped to London on the next steamer of the National line. This is a great triumph for Mr. Walters and a tribute to American art.

Contractors' Notes.

The Department of Public Works will receive bids until noon Monday, October 29th, for repairs to sewer in Manhattan avenue, between 106th and 110th streets; for regulating and grading 106th street, from the Boulevard to the Riverside Drive, and setting curbstones and flagging sidewalks a space five feet wide therein; for laying an additional course of flagging on both sides of 91st street, between 8th and 9th avenues; for laying an additional course of flagging and reflagging, curbing and recurbings the sidewalks on both sides of 115th street from 2d to 3d avenue, the south side of 133d street from Lenox to 7th avenue, and the south side of 125th street from 2d to 3d avenue.

Uncle Sam's big farm is disappearing at a rapid rate. The report of the Land Commissioners shows that 8,605,194 acres have been disposed of by the government by patent or under specific grant. The work of surveying the public land is yet far from completed, and an appropriation of \$300,000 is asked to complete the work. While land is being disposed of it is also noticeable that it is being returned to the government. At the close of the fiscal year 83,158,990 acres were restored to the public domain and 65,020,538 acres recommended for restoration.

they see something of more encouraging nature than at present. What is known as the country trade, however, from along the Hudson and other dependent points shows greater interest than heretofore, and has helped receivers out on recent arrivals. We quote at \$13.00@14.50 per M for 6 to 9 inch and \$15.00@16.00 for 10 to 12 inch, with specials at \$16.50@17.50 per M.

Northern Spruce has certain outlets into which it drifts naturally and is now moving to what may be considered a fair extent, with sellers expressing themselves satisfied over the line of values. Northern Hemlock also meets fair attention on a steady basis and does not appear over plenty. Pennsylvania Hemlock is kept fairly under control, and the former general range of quotations advised, but occasional fluctuations take place. We quote Joist at \$11.50@12.00 per M; Boards at \$12.00@12.50 per M; Timber \$12.00 per M for 20-foot and under; \$13.00 for 22 to 24 foot; \$13.50 for 26, 28 and 30-foot; \$14.50 for 32 to 34-foot; \$15.50 for 36 to 38-foot, and 17.00 for 40 to 42-foot.

Piling is somewhat irregular on fresh offering as the demand at the moment lacks force and attempts to realize upon cargoes carry a weakening influence. For stock in chains, however, owners are not inclined to show much if any weakness and have much faith over coming demand, while some express a willingness to carry over until next season if needs be, on the impression that with the raft business abandoned and the lessons of this season supplies will come forward with less freedom. We quote by cargo running one-half 12-inch butt and upward 38 to 40 feet average, 4¾@5c. per lineal foot; running two-thirds 12-inch butt, 38 to 42 feet average, 5¼@5½c. do.; running three-fourths 12-inch butt, 40 to 45 feet average, 5¾@6c. do.; running all 12-inch butt and upward, 40 to 45 feet average, 6c. do. Eastern Spars by cargo, 40-foot sticks, \$4.00 each; 45-foot, \$6.00 do.; 50-foot, \$8.00 do.; 55-foot, \$12.00 do. Inch spars 18@22c. per inch. Scaffolding Poles, 60c. each, and clothes poles, 45 to 65 feet long, \$3.00 each.

White Pine remains under a sort of neglect, and it is a narrow, uneventful market. Box of good quality has pretty prompt sale, even better than predicted by some operators a short time ago, but this is the exception, and pretty much everything else on the list has to be crowded a little and is not always sure of sale at that. The amount in yard is gradually loosing up a little fuller, but about all comes in on early contract, and agents despair of securing much additional custom, except as an occasional special bill may be picked up. We quote \$17.50@19.00 for West India shipping boards; \$20@22 for South American do.; \$14.50@16.00 for box boards; \$16.50@17.50 for extra do.

Yellow Pine retains pretty much the usual features. Nearly every seller reports a satisfactory business and reasonably full prices, but an aside remark is occasionally dropped that indicates pretty close cutting whenever an opportunity to sell is presented, and not so much stock being placed as hoped for. It is said that accumulations are not over large at this point,

whole retaining a dull sort of tone. Stocks, however, are well in hand and steadily held. We quote at about 2 3/4 @ 2 3/8 for round lots and 2 3/4 @ 2 3/8 for jobbing parcels. Tin plates have a light, uncertain store trade and importers also complain of somewhat unsatisfactory condition of business, but prices undergo no material change and stocks are not urged into notice. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment, Melyn grades, \$5.75 @ 5.77 1/2, each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment, Allaway grade, \$5.15 @ 5.20, each additional X add \$1; Charcoal terne, M. F. grade, 14x20, \$6.65 @ 6.70; M. F. grade, 20x28, \$13.40 @ 13.50; Worcester, 14x20, \$4.62 1/2 @ 4.65; Worcester, 20x28, \$9.20 @ 9.25; Deane grade, 14x20, \$4.30 1/2 @ 4.35; Dean grade, 20x28, \$8.60 @ 8.70; Allaway grade, 14x20, \$4.05 @ 4.07 1/2; Allaway grade, 20x28, \$8.10 @ 8.20; I. C. Coke, B. V. grade, \$4.50 @ 4.52 1/2; J. B. grade, 14x20, \$4.55 @ 4.60; I. C. Bessemer steel, squares, \$4.65 @ 4.70 basis; I. C. Siemens steel, squares, \$4.75 @ 4.80 basis. Spelter meeting with a moderate trade demand and new or important features are seldom heard of on the general market. We quote at \$5.12 @ 5.30 for Western, according to brand.

NAILS.—Business has been rather irregular, and in some cases smaller, but the market is in keeping with other lines of stock, and sellers seem to be very well satisfied. Offerings are ample, and former rates generally accepted, though some of the trade are making quite an effort to get an advance. We quote at \$1.85 @ 1.90 per keg for car lots, and \$1.95 @ 2.00 from store.

PAINTS, OILS, ETC.—Some of the trade commence to admit rather less doing, but the market preserves a fair amount of business in average selections of stock and will hold it for awhile, it is expected. Offerings are made in sufficient quantity to satisfy all calls, yet in no case under pressure, apparently, and the ideas of sellers indicate that they have faith enough to insist upon full former rates. Linseed Oil meeting much the usual demand, and is steady at 54 @ 55c for Western, and 58 @ 58 1/2 c for City. Spirits Turpentine has secured considerable attention, partly speculative, and is higher, with quotations at 46 @ 47c per gallon, according to size of invoice.

TAR AND PITCH.—There has been somewhat less doing in the matter of distribution, but stocks are well in hand and owners steady. Advices from primary sources are understood to be favorable. We quote Pitch at \$1.25 @ 1.50 per bbl.; Tar at \$2.00 @ 2.20, according to quantity, quality and delivery.

For tables of Building Material prices see pages VIII, IX., X. and XI.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending Oct. 19.

* Indicates that the property described has been bid in for plaintiff's account:

R. V. HARNETT & CO.

Table listing property sales by R. V. Harnett & Co. including addresses like Baxter st, No. 147, and prices like \$27,050.

A. H. MULLER & SON.

Table listing property sales by A. H. Muller & Son. including addresses like Chrystie st, No. 194, and prices like \$10,000.

WM. REYNOLDS BROWN.

Table listing property sales by Wm. Reynolds Brown. including addresses like 121st st, No. 103, and prices like \$8,200.

SMYTH & RYAN.

Table listing property sales by Smyth & Ryan. including address 58th st, No. 348, and price \$28,250.

SCOTT & MYERS.

Table listing property sales by Scott & Myers. including addresses like 32d st, No. 245, and prices like \$9,900.

J. E. BRUGIERE.

Table listing property sales by J. E. Brugiere. including addresses like 28th st, No. 127, and prices like \$14,150.

stone brick and stone dwell'g. F. A. Lawrence. (Rent \$5,000, taxes and repairs)... 80,000

WM. KENNELLY & BRO.

Table listing property sales by Wm. Kennelly & Bro. including addresses like 83d st, No. 306, and prices like \$23,200.

JAS. C. LALOR.

Table listing property sales by Jas. C. Lalor. including addresses like Hamilton st, No. 10, and prices like \$20,450.

OTHER AUCTIONEERS.

Table listing property sales by other auctioneers. including addresses like 48th st, No. 216, and prices like \$11,150.

BROOKLYN, N. Y.

RICHARD V. HARNETT & CO.

Table listing property sales by Richard V. Harnett & Co. in Brooklyn. including addresses like Clinton av, s w cor De Kalb av, and prices like \$7,600.

OTHER AUCTIONEERS.

Table listing property sales by other auctioneers in Brooklyn. including addresses like Dean st, n s, 180 e Albany av, and prices like \$4,000.

CONVEYANCES

The regular semi-annual Index to the Conveyances and Projected Buildings published in this paper during the first half of the current year, is, as has been announced for several weeks, ready, and copies can be obtained at the office, 191 Broadway. The Index is printed on extra heavy paper, and, as usual, includes New York and Kings Counties, and is the most exhaustive ever published. The labor and expense connected with the work has become so formidable that a charge of fifty cents is made for this issue, as announced in these columns last January. Subscribers requiring copies should send in their orders at once.

Wherever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee they mean as follows:

1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.
2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

OCTOBER 12, 13, 15, 16, 17, 18.

Large table listing property sales in New York City. including addresses like Allen st, No. 55, and prices like \$1,000.

Table of real estate transactions and mortgages in New York City, including entries for Land and Improvement Co., Prange, Leo, Puels, Joseph P., Post, Emma A., Robinson, Henry J., Ryan, Nicholas, Rogers, Mary G., Rosse, Louis, Sheriden, John B., Stoddiff, William V., Stuckman, Marie, Stout, Charles S., Sadler, Annie M., Schwarz, Henry A., Smith, Henry F., Somerville, Lowry, Sturges, Stephen P., Schwicker, Christian, Sheffield, Mary, Same to same, Smyth, Julia M., Same to same, Torrey, Virginia R., Thompson, Julia P., Thompson, Elizabeth, Von Au, Ernest, Wolpert, Jacob, Wood, Edgar J., Williams, James, Watson, John, Willans, George, Weedon, Elizabeth, Welsh, Annie P., Wilfarth, Wilhelmine C., Wilson, Eugene H., Wilson, Elbert C., Wood, Jefferson F., Same to Eliza B. Zabriskie et al., Same to same, Same to Board of Foreign Missions Reformed Church America, Zengel, Genesisus, Balcolm, Harriet, Ball, John O., Braender, Philip, Bendheim, Henry M., Bendheim, Henry M., Cassel, Henry R., Cassel, Henry R., Clark, James, Crosby, Walter F., Darling, William A., De Graaf, Henry P., Disken, Martin, Davis, Mary A., Everson, William H., Ely, Ambrose K., Ferschield, William, Ford, Annabelle C., German-American Real Estate Title Guarantee Co., Goldstein, Morris, Ham, James M., Hoyt, Mary E., Heiderman, Julius, Hays, Jacob and ano., Hays to Jacob Hays and ano., Hyman, Henry to Hannah Hyman, Langbein, George F., Lipman, Henry to Oscar Baumann, Lochmann, Louis to Joseph A. Lawrence, Mahon, Martin, McCormack, Fannie, Same to Elizabeth K. Mitchell, McKeon, Joseph I., Middlebrook, Frederick J., Monson, Alonzo C., Morris, Fordham to Hermann H. Cammann trustee, Middlebrook, Frederic J., Post, Abraham J., Platt, James N., Russell, Charles H., Jr., Sherwood, Henry A., Sperb, William to C de R. Moore committee, Stafford, Miles A., Stokes, William E. D., Schwarz, Adolph and Julius, The Allaire Works, The Bowery National Bank, The Bowery Savings Bank, The Provident Savings Life Assur. Society, Trowbridge, James A., Van Au, Ernst to Charles G. Kreppel, Ward, George C., Wehrlein, Mary widow to Frank A. Otis, Same to same.

KINGS COUNTY.

OCTOBER 11 TO 17—INCLUSIVE.

Table of real estate transactions in Kings County, including entries for Brown, George R., Barber, James F., Bishop, Eli H., Same to same, Bridge, Margaret P., Clement, Nathaniel H., Crocker, Ferdinand A., Cross, Marvin to Elvira Dill, Dick, William to Charles F. Tonjes et al., Evers, Charles F., Eccles, William K., Eccles to Frances A., Eccles, nom, Fowler, Bernard to Louise Nellis widow, Green, William to Barbara Seibold, Gilbert, George to Margaret L. Peissner, Haydock, George R., Holmes, John W., Hopkins, Sophia A., Howie, William J., Jackson, Charles A., Kepler, Christian A., Macpherson, Cordelia C., Yvelin to Maria Runyan, Morgan, John to Andrew L. Marryatt, O'Donnell, Hugh to George H. Roberts, Oliver, Joseph et al., Painter, Adelaide E., Provost, John C., Purcell, Eva E., West Troy, N. Y., Purdy, William M., Provident Savings Life Assur. Soc., Runyan, Maria to William E. Rabell, Simpson, James T., Sanger, Julia A., Woolley, Edward A., Walker, George to John W. Phelps, Same to same, Williamsburgh Savings Bank to Brooklyn Church Soc. of the Methodist Episcopal Church.

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

OCTOBER 12 TO 18—INCLUSIVE.

Table of mortgages and assignments in New York City, including entries for Balcolm, Harriet to Florence Abrams, Ball, John O. admr. Lewis P. Stevens and Andrew, Charles, Peter, Henry and John Gilsey, Mary Gardner and Pauline Starr, Braender, Philip to George Wiegand, Bendheim, Henry M. to Adolph M. Bendheim, Bendheim, Henry M. to Nathan Wise and Adolph M. Bendheim, Cassel, Henry R. to The Holland Trust Co., Cassel, Henry R. to The Holland Trust Co., Clark, James to Louis Lochmann, Crosby, Walter F. to Edward North exr. J. T. Burr, Darling, William A. president Murray Hill Bank to Mathilde S. Sterne, Same to same, De Graaf, Henry P. to Richard Hamilton and ano. exrs. A. C. Benedict, Disken, Martin to Charles Frazier, Davis, Mary A. to James A. Trowbridge, Everson, William H. to Garret L. Schuyler, Recorded, Ely, Ambrose K. to Hester J. D. Lyon, Ferschield, William to George Ehret.

Winslow, Samuel, Worcester, Mass., to Hugh O'Donnell. 7,000

CHATELS.

For New York and Kings County Chattels see pages 1272, 1273 and 1274.

JUDGMENTS.

NEW YORK CITY.

Table of judgments in New York City, listing names and amounts. Includes entries for Oct. 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Table of judgments in New York City, listing names and amounts. Includes entries for 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Table of judgments in New York City, listing names and amounts. Includes entries for 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Table listing names and amounts for the first column, including McCarthy, William H - Richard Von Hofe, McCoy, John - James Slavin, etc.

Table listing names and amounts for the second column, including Scheunemann, William - The Mayor, Stewart, Mary E - G T Moon, etc.

Table listing names and amounts for the third column, including Ward, C Montague - The Mayor, Weiller, Hermon - Louis Stone, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Antonelli, Giovanni - A Antonelli, Agricola, William H - A Bloch, etc.

Table listing names and amounts, including Pine, Charles H., Pine, Samuel H., Poehlman, Susannah, etc.

Table listing names and amounts, including Ripley, George B., Reilly, James, Rostzler, Valentine, etc.

Table listing names and amounts, including Langstaff N. Crow, Twenty-fifth st., One Hundred and Fifteenth st., etc.

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

KINGS COUNTY.

October 12 to 18—Inclusive.

Table listing names and amounts for Kings County, including Aviles, Fernando J., Buckley, Dennis, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including Hester st., Tenth av., Eleventh st., etc.

*A satisfaction piece of this lien was shown at THE RECORD AND GUIDE office yesterday, but at too late an hour to permit of its being filed at the County Clerk's office.

Table listing mechanics' liens in Kings County, including Bowery, No. 207, Seventy-ninth st., etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including Eastern Parkway, Garfield pl., etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including Fourth av., Ninety-fourth st., etc.

Table of real estate listings including descriptions of properties (e.g., 'pl. x south 70 x southwest 15.5 to st...'), names of owners or agents, and associated values or dates.

Table of real estate listings with names of owners/agents and values, including 'Lorenzo & Tomesolo', 'Lydon, D.', 'Leder, J.', etc.

Table of real estate listings with names of owners/agents and values, including 'Grunow, Pauline J.', 'Hachtel, W.', 'Hansell & White.', etc.

HOUSEHOLD FURNITURE section listing items like 'Ahern, W.', 'Alexandre, Susan B.', 'Abramson, M.', etc.

Table of real estate listings with names of owners/agents and values, including 'Mann, E. D.', 'Marshall, Cora G.', 'Masterson, T.', etc.

CHATELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

OCTOBER 12 TO 18—INCLUSIVE.

SALOON FIXTURES.

Table of saloon fixtures listings including names like 'Adrian, N.', 'Anderson, W. C.', 'Bankauf, A.', etc.

Table of saloon fixtures listings including names like 'Cunliffe, Owen F.', 'Curry, M.', 'Cutting, F. S.', etc.

Table of saloon fixtures listings including names like 'Melville, D. F.', 'Michels, E.', 'Moore, Ellen.', etc.

Table listing names and amounts, including Vandervoort, J. W., Newark-R Feuerhern, wagon Vollmer, 150; Wolfarth, A. J., 85 Wallace st-C Bierman, furniture, 42.

JUDGMENTS.

Table listing names and amounts under Judgments, including Doty, I. N., and George Fearn-C U Thomas, 752; Laparte, Domenico, et al-S Seratelli, 511.

HUDSON COUNTY.

CONVEYANCES.

Large table listing conveyances in Hudson County, including Anderson, J. M.-A Renny, Bayonne, nom; Ayers, C. D.-E Kavanagh, Bayonne, \$1,400; Beckett, S. A.-Beckett & McDowell Mfg Co, Kearney, 1,000.

MORTGAGES.

Table listing mortgages, including Barry, George-S B Vreeland, 1 year, 167; Bonnell, Alexander, by exr-Special guard of Florence A Wilson, 1 year, 1,100.

Table listing names and amounts, including Carver, Jesse-R L Craig, Kearney, 3 years, 1,000; Congregation Beth Abraham of City of Bayonne-P Zink, Bayonne, installs, 400.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Atkinson, W. H., Hoboken-J Bauman, furniture, 65; Boss, Charles-Mary Gerards, furniture, 600.

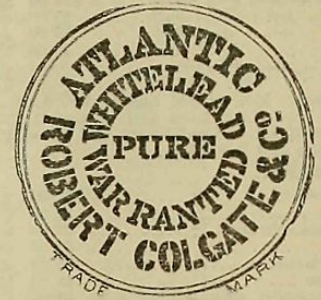
BILLS OF SALE.

Table listing bills of sale, including Geiser, Peter-E M Heritage, milk business, 400; Greany, Peter, Bayonne-W J O'Brien, saloon, 1,325.

Table titled JUDGMENTS, including Boylan, M. J.-T McGovern, 464; Powers, J. J.-P Currin, 804.

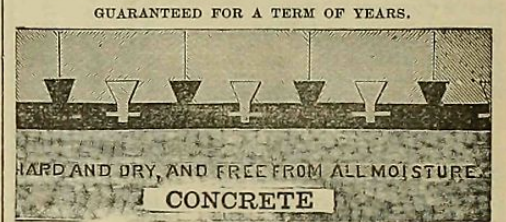
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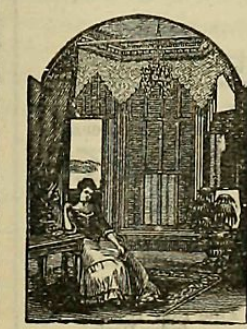


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BUILDING MATERIAL PRICES

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.

BRICK.		Cargo afloat	
Pale.....	¢ M \$2 50	@ 2 75	
Jerseys.....	4 50	@ 5 00	
Hackensacks.....	5 00	@ 5 25	
Up Rivers.....	4 75	@ 5 37½	
Haverstraws seconds.....	5 00	@ 5 75	
Haverstraws, firsts.....	6 00	@ 6 25	
Choice cargoes.....	6 37½	@ 6 50	

FRONTS.—Nominal.

Croton and Croton P'ts—Brown	¢ M \$14 00	@ 15 00
Croton do. do.—Dark.....	15 00	@ 16 00
Croton do. do.—Red.....	15 00	@ 16 00
Wilmington.....	20 00	@ 21 00
Philadelphia, alongside pier.....	—	@ 21 00
Trenton, do.....	—	@ 21 00

Yard prices, 50c. per M higher, or, with delivery added, \$2 per M for hard and \$3 per M for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Baltimore.

FIRE BRICK.

Welsh, ex vessel.....	\$21 00	@ 21 25
English.....	22 00	@ 24 00
English, choice brands.....	30 00	@ 32 50
Scotch.....	30 00	@ 32 00
Silica, Lee-Moor.....	25 00	@ 27 00
Silica, Dinas.....	45 00	@ 50 00
White, Enamelled, English size, ¢ M	80 00	@ 85 00
do. do. domestic size.....	75 00	@ 80 00
American, No. 1.....	30 00	@ 33 00
American, No. 2.....	23 00	@ 28 00

CEMENT.

Rosendale.....	¢ bbl \$ 90	@ 1 00
Portland, English, general run.....	2 10	@ 2 35
Portland, German, general run.....	2 20	@ 2 40
Roman.....	¢ bbl 2 65	@ 2 85
Keene's coarse.....	4 50	@ 5 50
Keene's fine.....	7 00	@ 8 25

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Lafarge.....	2 90	@ 3 25
Stettin (German) Portland.....	2 40	@ 2 75
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 75	@ 3 00
Portland, Gibbs & Co.....	2 60	@ 2 85
Portland, Lagerdorfer.....	2 45	@ 2 85
Rosendale, Snyders, Bridge brand.....	1 10	@ 1 15

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, WITHOUT MOULDINGS.

2.0x6.0.....	1¼ in.	\$ 90	—
2.6x6.6.....	1¼	1 05	—
2.4x6.8.....	1¼	1 05	—
2.8x6.8.....	1¼	1 13	—

DOORS, PANELS AND MOULDED.

Size.	1¼ in.	1½ in.	1¾ in.
2.0x6.0.....	\$1 61	—	—
2.0x6.8.....	1 80	2 18	—
2.6x6.8.....	2 12	2 59	—
2.6x6.10.....	2 16	2 65	—
2.6x7.0.....	2 18	2 71	—
2.8x6.8.....	2 20	2 72	72
2.8x7.0.....	2 27	2 82	02
2.10x6.10.....	2 39	2 98	12
3.0x7.0.....	2 58	3 12	4 46
Hot Bed Sash Glazed, 3.0x6.0.....	—	—	2 15
Hot Bed Sash Unglazed, 3.0x6.0.....	—	—	85

OUTSIDE BLINDS.

2.05x3.7 to 2.65x6.7, plain.....	93	@ 1 71
do. do. painted.....	1 58	@ 2 90
2.75x4.7 to 2.75x6.3, plain.....	1 19	@ 1 63
do. do. painted.....	2 02	@ 2 75
2.95x4.7 to 2.95x7.3, plain.....	1 19	@ 1 89
do. do. painted.....	2 02	@ 3 19

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....	—	@ 92
Per lineal foot, 4 folds, Ash or Chestn't	—	@ 1 10
Per lin. ft, 4 folds, Cherry or Buttern't	—	@ 1 30
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50

GLASS

Window Glass, Prices Current per Box of 50 feet.

Sizes.	SINGLE.			
	1st.	2d.	3d.	4th
6x 8—10x15.....	\$10 50	\$9 00	\$8 50	\$8 00
11x14—16x24.....	11 50	10 75	10 25	9 75
18x22—20x30.....	15 50	14 00	13 00	12 50
15x36—24x30.....	16 50	15 00	13 50	—
26x36—24x36.....	17 75	16 25	14 75	—
36x36—26x44.....	19 00	17 50	15 25	—
26x46—30x50.....	21 00	19 50	17 00	—
30x52—30x54.....	22 00	20 25	18 00	—
30x56—34x56.....	23 00	21 25	19 00	—
34x58—34x60.....	24 00	22 75	21 00	—
36x60—40x60.....	26 50	24 50	23 00	—

6x 8—10x15.....	DOUBLE.		
	13 00	12 50	12 00
11x14—16x24.....	16 00	15 00	14 50
18x22—20x30.....	20 50	19 50	18 50
15x36—24x30.....	22 00	20 75	19 50
26x36—24x36.....	25 00	23 00	21 50
26x36—26x44.....	26 00	25 00	23 00
26x46—30x50.....	28 00	26 50	—
30x52—30x54.....	30 00	28 00	—
30x56—34x56.....	31 00	30 00	—

(Continued on page ix.)

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