

THE RECORD AND GUIDE.

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Theodore Roosevelt heads the New York delegation to the Chicago convention. How would he do to head the ticket nominated at Chicago? His record is a splendid one for a dark horse. The Democrats of this State piled up a tremendous majority for an ex-mayor of Buffalo for Governor whose name had scarcely been mentioned before the convention met. Theodore Roosevelt might be equally available as a presidential candidate although he has never been more than a State Assemblyman.

The "Ticker" is stopped for the week. Points in a market such as we have had for the last month are of little value. The situation is dismal and the outlook of the stock market is not at all satisfactory. Some new and unexpected factor is needed to stop the decline and inaugurate an advance in stock values. The probabilities are that some time within six weeks there will be a spell of hopefulness, and consequent enhancement of values. The crops all promise well and should grain and cotton shipments be renewed and gold importations cease, prices will pick up and general business become better. But outside of the real estate market the situation is not satisfactory.

The Broadway Arcade Underground project has been endorsed by the State Senate, only eight votes being cast against it. We trust the measure will also be endorsed by the Assembly, as we regard it as involving an improvement which will be of enormous benefit to the metropolis, and particularly to its great thoroughfare—Broadway. It is to be regretted that the amendment proposed levying a tax of five per cent. on the gross receipts of the road should have been voted down. A corporation which secures so valuable a privilege ought to pay something into the city treasury. Indeed, this tax should be levied upon the gross receipts of all ferries, gas, horse-car, elevated, cable and other companies, which are granted exclusive privileges within our city limits. We do not share the fears of the Astors, the Trinity Church corporation or the representatives of the Broadway real estate owners who apprehend some damage to their property by the construction of an Arcade road. All capitalists and large real estate owners are generally blind to their own interests when improvements of this kind are projected. The Broadway property holders have been their own worst enemies, for in putting a stop to the laying of railway tracks on, under or above ground, they have driven the retail traffic from their own thoroughfare to Sixth and other avenues. The Arcade road presents no engineering difficulties which have not been repeatedly overcome, and if ever completed will triple the value of real estate on Broadway. It will benefit every section of the city, and help make New York in time the metropolis of the world.

Although the House of Representatives is Democratic by a large majority that body cannot resist the tendency of the age, and in spite of its traditions is hard at work centralizing the authority of the general government. It has voted to establish a Bureau of Labor and a Bureau of Navigation. This action has greatly distressed some newspapers hereabouts, who prophesy all sorts of evil because government is about to pay some attention to the real wants of the community. The present organization of our cabinet is inadequate and faulty. Why should a peaceful nation like the United States, without an army or a navy, have two of its cabinet ministers representing those departments? The vital interests of the country are transportation, agriculture, manufactures and labor. Education should also be a matter of national concern, and the passage of the Blair Bill will necessitate the organization of a department having the care of educational matters throughout the United States. Certain of our local papers are dismayed at the prospect that the Bureau of Navigation may eventually become as important and complex a machine as the British Board of Trade. But why not? If there is anything which has so far been neglected by the nation it is our foreign commerce. One of the most hopeful signs of the times is the effort to take our civil service out of politics, so that the new functions the government is undertaking

may be efficiently carried out. Herbert Spencer's famous law of evolution that all things develop from the homogeneous to the heterogeneous is as true of governments as of vegetable and animal life. The head must become stronger as the body becomes larger, and this is why there are so many departments in our government now compared with the period which preceded the civil war.

The work of reform will not have been completed even if all the Roosevelt bills become laws. The disorder in our city finances is one of the giant evils connected with our municipal government. As *Bradstreet's* very well says: "Everywhere local finance is confused and demoralized. In consequence the entire conduct of city business is in a like condition. As we have often pointed out the municipal problem so-called is primarily a question of practical finance. So true is this that there is not much hope for a better government of our large cities until the point comes to be generally recognized. The only well defined exception to the demoralization is in the recent history of Philadelphia. There the general effects of a reformed finance have been most wholesome. New York has about the worst financial accounting in existence." Time and again has THE RECORD AND GUIDE pointed out a way for using the taxpayers to straighten out our city finances and bring a constant pressure to bear to effect economy in municipal expenditures. We would have the large taxpayers of New York charged with the duty of examining the history of every bill presented to the Comptroller for payment. They should be required to present frequent reports touching the workings of every department in the city government; in other words, they who pay out the money should know what becomes of it—how much is expended on proper city work, and what proportion is wasted on sinecures and fraudulent charges against the treasury. Were the expert representatives of the taxpayers to be, as it were, in perpetual session, there would be no need of Commissioners of Accounts or legislative investigations. We do not propose that the taxpayers shall have any additional powers, but their representatives should have authority to see every salary roll and every bill charged against the city. This would be so simple a reform that it will be a difficult one to adopt; yet it would be a very, very effectual one if tried.

A revolution is impending in the iron business. It has now been settled beyond all peradventure that the very best quality of pig iron can be produced in Northern Alabama for twelve and a-half dollars per ton. The cost per ton in Pennsylvania is eighteen dollars and seventy cents, a difference of six dollars and twenty cents in favor of Alabama. This means that that State can produce iron at a rate so low that no tariff is needed to keep foreign iron out of the country. The consequences which necessarily follow this fact will be most important. Pennsylvania cannot compete with Alabama. Its least profitable furnaces must soon close, never to be reopened. For a time it will retain the making of steel, because the patents for the Bessemer and other processes are held by the owners of the great plants in Pennsylvania; but in time the steel production will be transplanted to Alabama, where iron can be so cheaply mined. With the fall of her iron industry Pennsylvania has no longer any interest in a high tariff. It is the "Keystone State" which has been the bulwark of the Protectionist party in the United States. The New England manufacturers are slowly but surely coming to the conclusion that free trade will give them a better chance for making money than ever did protection. The latter has built up a home competition in the South and West, which is eating up the profits of the New England manufacturer. With free trade he could enter the markets of the world. The fact that we can produce cheaper iron than England and Scotland is destined to have a most important influence upon the politics as well as the business of the United States.

The Senate has passed a new Bankruptcy Act, but it is said its chances to get through the House are very doubtful. Bankruptcy laws are beneficial to only two classes—debtors who wish to rid themselves of their obligations, and the lawyers. Creditors are invariably robbed in all bankruptcy proceedings. Tom Benton said in his day that insolvent estates never paid more than 1 per cent., and this has been true of every bankruptcy act passed since then. All these national enactments create a host of official harpies who, with the lawyers, see to it that the creditor gets nothing. The winding up of estates in this country is a shameful chapter in the legal history of the country. It is simply organized plunder from first to last. What makes the record the more shameful is that the swindling is done in the name of justice. We can never have a proper bankruptcy law passed by Congress when nine-tenths of that body are lawyers, and about all of its leading lights are members of that profession.

While we heartily approve of the reform legislation so successfully conducted by Mr. Theodore Roosevelt there is one bill—that relating to the public parks—which seems to us unnecessary. The

present Park Commission is doing very well and it should not be interfered with except, perhaps, to add one or three new members so as to prevent an official deadlock. The newspapers and the public are apt to confound the present board with that of former years when one or two members made the commission a bear garden. Messrs. Crimmins and Viele are admirably fitted for their work. Mr. Wales has experience, as has also Mr. Olliffe. Let us leave well enough alone. The single-headed departments are not what they should be in every case, as witness the Department of Public Works. We will never have thorough reform until the Mayor has the power of removal as well as appointment. Then, but not until then, will we have a really efficient and responsible city government.

The Failure of John H. Deane.

When the announcement was made on Wednesday last, that John Hall Deane, of the law firm of Deane & Chamberlain, and one of the largest speculative builders in this city, had made an assignment for the benefit of his creditors, there was but little surprise manifested by those who have watched, even in a casual way, his building operations during the past five years. During this period he claims to have erected about 1,800 houses at an outlay of \$20,000,000, the majority of which, it is alleged, were tenements of an inferior character. The location selected by Mr. Deane for these buildings was between Ninetieth and One Hundred and Twenty-third streets and Madison avenue and the East River. Here row after row have been erected by builders, not all of whom were first-class, backed of course by Mr. Deane, until it is said, when he came to make an assignment, he was amazed at the extent of his own operations.

All that section of the city lying between Ninety-sixth and One Hundred and Ninth streets and Fourth avenue and the East River is what was formerly known as Harlem Flats or Commons, and most of it used to be constantly under water to a greater or less depth, according to the tide. An old Harlemite said to the writer yesterday that he had frequently caught bass and netted crabs on the sites now occupied by many of Mr. Deane's houses and that he did not believe there was anyone other than he who would improve such poor lots at the present time. No later than 1850 there was a saw mill on One Hundred and Eighth street, west of Third avenue, and logs were floated down the East River and under a bridge over Third avenue to the mill without any difficulty.

Mr. Deane is only thirty-eight years of age. It is said he commenced his building operations some ten years ago. At that time he was a bright, clever and popular young lawyer, with the faculty of inspiring confidence in his abilities among his various rich clients. He attached himself to the Baptist denomination, and that very respectable and thrifty sect through its representative men and institutions helped Mr. Deane in his building enterprises. That he was grateful for their support is shown by his gifts to various Baptist educational and religious institutions. The fact that he was finally unfortunate in his ventures has led to the charge that his gifts were intended to secure financial support and that his beneficiaries would be losers in the long run. Among his early backers were Messrs. Constant, Christie & Co., also William A. Cauldwell, a son of Ebenezer Cauldwell, a retired crockery dealer. It was these and other wealthy Baptists whose backing enabled Mr. Deane to project his gigantic operations. His first ventures were profitable, and had he built fewer and better houses he would undoubtedly have realized an immense fortune. But people in the trade say that the tenements and other edifices constructed by the means he supplied were of a character that did not command a ready market. Brokers would not or could not recommend them to their customers. Indeed, it must be confessed that Mr. Deane was not popular with the brokers, they alleging that in many instances he managed matters so as to secure property they had for sale without finding it necessary to pay them commissions. Mr. Deane's method of dealing with builders was also peculiar. It is alleged that he bought materials at first cost and in large quantities, reselling at a heavy advance to speculative builders—men who had little or no money of their own. The result was, it is alleged, flimsy structures of scant and poor materials. Of course this is not true of all the houses, for more than one reputable builder had contracts with Mr. Deane.

That the real estate market, generally speaking, will be affected adversely by the failure must not be imagined for a moment; indeed, it has been a surprise to many dealers and investors that the collapse had not come sooner, especially as of late his paper, it is said, has been selling at a large discount. One broker who has handled some of these notes estimates that during the last six months at least \$300,000 of it has been discounted.

Mr. Ward B. Chamberlain, Mr. Deane's assignee, says: "It is impossible as yet to give any exact figures in regard to this failure, but roughly I estimate the liabilities at \$500,000, independent of the mortgages and the assets, consisting mainly of the equity in the large number of houses built by Mr. Deane over and above the mortgages at \$1,500,000. To some persons it may seem somewhat strange that it should have been necessary to make an assignment when so large a portion of the property was well rented and consequently producing a handsome revenue. But the truth of the matter is that Mr. Deane has been for the past six or eight months making many sales of his real property at very low figures in order to protect his paper, and as a large amount of the latter was about to fall due it was simply a question as to whether it would be wise to continue thus to sacrifice his property or not. After consulting with the presidents of the various banks to which he was indebted and other friends, who were all of the same opinion, Mr. Deane became convinced that it would be best for him to suspend payment, and, as you already know, I am his assignee. I would like to state here that the firm of Deane & Chamberlain are in no way involved in this failure, as these building operations were entirely

confined to the senior partner's personal account. Mr. Deane is by no means cast down by this affair, as he is a man of extraordinary energy and pluck, to say nothing of the immense amount of brain work he is capable of transacting in a short space of time. He is only thirty-eight years of age, and, I may say, has a scheme which will be vigorously pushed as soon as he works out of his present difficulties, which may revolutionize the entire method of building operations as carried on in this city at the present time. Care will be exercised that no large blocks of the buildings and lots assigned to me shall come on the market at the same time, and everything will be done to realize as much as possible, which I believe will be sufficient to pay dollar for dollar and leave Mr. Deane a handsome fortune besides."

The Committee on Legislation of the Real Estate Exchange and Auction Room (Limited) held an important meeting on last Thursday afternoon. Mr. Crimmins stated that the Health Department had agreed to put a stop to the dumping of garbage on vacant lots in various parts of the city, especially on the west side. This nuisance could be abated without additional legislation, as the Board of Health had full power. In order to get rid of squatters on vacant property the Board of Health will be petitioned to force property owners who permit shanties on their lots where the squatters live, to make a connection with the sewers, so as to get rid of the drainage which is now a source of possible pestilence on so many of the west side lots. It seems the owners sometimes get a trifling rent from the squatters, and hence cannot be induced to keep their property in good sanitary condition. If forced to build drains to the sewers, to save the expense they would clear their land of incumbrances. Various measures before the Legislature were endorsed or condemned by the committee. Commissioner Crimmins called the attention of the committee to the proposed additions to High-bridge Park. This pleasure ground, if enlarged as proposed, will take in about 135 acres, all of which will be picturesquely located, and promises finally to become one of our most popular resorts. Mr. Fleming Smith thought that the park should be still further enlarged, so as to take in a high declivity on the north as well as some of the front on Harlem River, now occupied by houses. The architect of the proposed masonry bridge over the Harlem River, at One Hundred and Eighty-first street and Tenth avenue, was present, and explained, with the aid of a fine map, the character of his plan. If endorsed by the Park Commission this bridge will be 2,400 feet long and will cost over \$3,000,000. Mr. E. H. Ludlow laid before the committee for their information the architect's plans for the new Real Estate Exchange. There was a general agreement that the new salesroom would be a very great improvement upon the present Exchange, at 111 Broadway. It will be 33 feet high, have a gallery on one side, and only one pillar will be needed, while the light will be ample. The improvements on the Exchange will be commenced on the 1st of May, and will, it is hoped, be finished by October at the latest.

The Committee on Legislation will next year be a very important body, and the directors of the Exchange showed great sagacity in utilizing the influence and talent of its members by bringing this committee into existence. It is composed mainly of practical builders and real estate owners, and those interested in New York realty, who are affected by Aldermanic or Albany Legislation, would do well to put themselves in communication with this important department of the Exchange.

The North Central Park Improvement Company have bought the lot on the southeast corner of Eighth avenue and One Hundred and Sixteenth street, upon which it is proposed to erect a building in which will be placed four powerful elevators for the accommodation of passengers on the elevated road at that point. This, it will be remembered, is the highest station on either of the "L" roads, being fully 60 feet from the surface of the ground. The building will be a fine one and the lower floors will be for stores. The elevators will be free to passengers on the road, which will make it the most accessible station in the city. The capital stock of the association is \$100,000 and its principal stockholders are John J. Astor, J. H. Sherwood, Simon Sterne, Edward J. King, D. R. Kendall and J. D. Crimmins. Owners of lots north of Central Park and east of Morningside Park are offered a share of stock for every lot they own, par value, fifty dollars a share. The Improvement Company will, it is expected, pay dividends and it is believed the erection of this building will add a thousand dollars in value to every lot in that region. The height of this station, as compared with One Hundred and Thirty-fifth street station, is given as the reason why building has gone up from One Hundred and Twenty-fifth street rather than down from that point. Property-holders who wish to subscribe should address John H. Sherwood, on the corner of Fifth avenue and Forty-fifth street. It is expected to have the elevator in operation early in the autumn.

¶ The new warehouses under the Brooklyn bridge, between Rose and Vandewater streets, have been nearly completed, and are to be ready for occupancy on May 1. There are five of them, and they have been leased by paper, leather and fur merchants, at the rate of from \$1,800 to \$1,900 a year. The warehouses have each two stories and a cellar, and are said to be fire-proof, no wood having been used except for the doors and windows, and coverings for the iron and brick floors. They will be furnished with elevators, and power and heat will be supplied by the steam-heating companies. The bridge arches between William and Rose streets will also be converted into warehouses, but will not be ready this year.

A "Glass Dealer's Ready Reckoner" has just been compiled and published by John Thorpe. It consists of a series of tables of superficial measurement, calculated from one inch to one hundred and thirty-two inches in width, by two to one hundred and eighty inches in length. The book contains one hundred and thirty-two pages of tables, and is of great value to glass dealers. It is understood to be the first of its kind ever published in this country.

Home Decorative Notes.

—So many signs of promise are visible in art and artistic things, that every one who loves the beautiful, and who does not, has reason to be encouraged, a leaven of artistic tastes and aspirations has been implanted in this country and our progress in art has been rapid beyond precedent.

—An elegant silver punch bowl is decorated with a branch of the grape-vine and clusters of luscious grapes in natural coloring.

—For candle shades, tiny fans of various colors are attached to a piece of brass which encircles the candle.

—A new relief decoration for side walls and interior decoration has recently been introduced by R. Graves, of 838 Broadway; a particularly elegant and attractive design for a dining room has a trellis work with grape-vine twining over it; the leaves and luscious fruit stand out in bold relief. This style of decoration possesses the great merit of being proof against fire and water.

—A noiseless way of feeding a coal fire is to put a shovelful of coal in a paper bag, prepare a half dozen bags at a time, use one or more as needed and thus the noise and dust generally accompanying the usual mode of replenishing a fire will be avoided.

—The custom of sealing notes with wax is revived.

—A delicate hand screen is composed of satin leaves of the most exquisite green shadings arranged in the shape of a maple leaf; at the joining of the handle is a bunch of blush roses and half-open buds.

—The bent-wood furniture, which is very light and indestructible, is gaining rapidly in favor and popularity; one great merit it possesses is comfort, as the backs of the chairs are made to fit the body, a variety of graceful designs are shown at No. 814 Broadway.

—Pictures of horses are placed in suggestive frames; a very good example is an olive wood horse shoe, studded with silver nails.

—Venetian glass in ruby, opal or turquoise tints are shown in plain bowls and wine glasses, and in pieces banded with gold in Renaissance style.

—Great rose-globes of cut glass in the hob nail and rich Russian cutting, to be filled with cut flowers, are among the handsome glass table ware.

—A unique fire screen is made of dark green felt, a tiny crescent moon is painted in oil in one corner, far below irregular lines in white silk are stitched across in imitation of water, on one side tall cat-tails cut from light and dark green felt stand in a cluster, fastened on the side with the cat-tails for a back ground is a large stuffed sea gull with head slightly bent watching his prey.

—Handsome dining-room and hall screens are made of the new material employed as wall coverings and every variety of embossed and raised paper is used.

—Leather work is popular for portieres and furniture decoration.

—Almost all bed-room furniture is now of light woods in deference to the prevailing taste that the tone of a bed-room should be light and cheerful; the Wakefield Rattan Company, of 924 Broadway, have recently introduced some very elegant sets of rattan furniture both in the natural coloring and stained effects, this style of furniture is particularly attractive, light, cool and will outlast generations.

—A very rich sofa pillow has the foundation of ecru plush with the pancy crackle wrought in relief embroidery; a very large bow of rich purple satin ribbon adorns the left corner.

—Chinese matting for summer rooms and country homes is shown in solid India red and olive green, or with gay checks, bars and plaids of several colors, a breadth of it tacked around the room, as a dado, forms an effective back ground.

—Most exquisite fire screens are imported from France, which are made of very fine brass wire closely interwoven and mounted on frames of hammered metal.

—The artistic porcelains displayed by Ovington Bros., in their new elegant building at Clark and Fulton streets, Brooklyn, are worthy of the attention of all lovers of beautiful pottery, fine crystal, bronze and ceramics. A large assortment of Hungarian ware, consisting of vases and jugs of unique shapes, varieties of Royal Worcester, Dresden and Staffordshire, in sets or single pieces, decorated in new and novel designs. In the art room the walls are hung with paintings on porcelain by Dresden artists, in plush and bronze frames; here are also arranged, in artistic groupings, statuary and bronzes from the hands of the most-renowned artists and sculptors.

—A new bed-table consists of a movable shelf that may be so adjusted as to serve as a writing desk or book-holder for an invalid; they are very handsome when covered with illuminated or stamped leather.

—Colored embroidery on Bolting cloth is a beautiful novelty for curtains.

—Stained black cherry having the appearance of olive wood in its natural shading is new and fashionable for chamber suites.

—The increased attention paid of late years to designs of wall-paper, carpets and rugs have enabled not alone the wealthy to indulge in luxuries and elegance but has also placed within reach of those of moderate means much that is desirable in making their floors and walls beautiful; the soft, neutral tints are chosen in carpets, the designs are small being made up of geometrical figures, tapestry patterns, conventionalized flowers and Oriental designs, all carpets are bordered, very wide is used, thereby giving them the appearance of rugs. The American Glenham Wilton carpets follow closely the Egyptian order of coloring and design though some floral designs are popular, the moquettes are on gray, olive or fawn grounds or in moresque, exquisite as painting, the ingrains of this manufacture are copied from the Brussels, a very fine and large assortment of the Glenham manufactured carpets are offered by E. J. Denning & Co., of Broadway and Tenth street.

Beyond the Harlem.

To those familiar with the topography of the Twenty-third and Twenty-fourth Wards a glance at the map made in accordance with existing plans will reveal a possibility of future elegance unsurpassed, if not unrivaled, in any other section of the city. In the first place, on all the high grounds at least, the rectangular system of streets has been abandoned, the various thoroughfares, as located, winding gracefully around circular or oblong blocks, and conforming to the water courses and hills. This will be a great gain in embellishment, and it will relieve the neighborhood of the angular monotony too characteristic of our American cities, and so unfavorable to the finest effects in architectural display. The key to the new system of streets on the high grounds is Sedgwick avenue, now being constructed. Starting at McComb's Dam Bridge and rising by easy grades to the level of the high grounds that form the east bank of the Harlem River, it follows the course of that stream until it is lost in a labyrinth of continuing streets not far from Jerome Park. Eventually this avenue cannot fail of becoming one of the finest places of residence in New York, and when the projected bridge across the Harlem above Highbridge is completed, and the system of rapid transit roads extended along the west side of the island, it will be easy of access. Near the upper end of this avenue commences the system of projected parks located by the Park Commissioners, extending through connecting parkways, 300 and 600 feet broad, down to the very waters of the East River at a point where the shore overlooks Pelham Bay. There can be no doubt that the plans for the improvement of the annexed district are comprehensive and beautiful in the highest degree.

But it is undeniably true that a depression has long rested on property in that section of the city. Land there has been less marketable than elsewhere and even at the present date large landholders in the wards north of the Harlem River do not speak hopefully. It is considerably more than a decade since the Jerome Park Improvement Site and Villa Company was organized for the purpose of converting the celebrated race-course and vicinity into a neighborhood of attractive homes. But thus far the stockholders have not felt warranted in taking any steps towards realizing the plans of the organization. "If we build houses in advance of the construction of rapid transit roads," says Mr. Theodore Moss, a gentleman interested in the company and who holds a large amount of property in the neighborhood, "they cannot be rented. Were such roads constructed the entire section would fill up rapidly with population, and the roads themselves would soon pay handsomely." Mr. Leonard W. Jerome holds to similar views, and is not sanguine in anticipating the time when the proposed high bridge will be thrown across the Harlem River, a work of the utmost importance to all property lying upon the elevated ground bordering upon the stream, as well as to the country still further north.

These are not opinions, however, universally held. Men of enterprising views are willing to stake money on an opposite conviction, and some large improvements are either projected or under way in the two upper wards. The Bedford Park enterprise, already mentioned in these columns, is being pushed forward with commendable spirit, and it is creating quite an attractive feature in the Twenty-fourth Ward. The location chosen for this improvement is favorable. The houses completed and in process of construction are located within two minutes' walk of the Jerome Park station of the Harlem Railroad, from whence frequent trains communicate with the Forty-second street depot at the exceedingly low fares to commuters of seven and one-half cents per trip. As the time by express train is only fifteen minutes, and by local train thirty minutes, this offers nearly as good rapid transit facilities as can be obtained anywhere in New York or vicinity, and it cannot be justly said that a home at Bedford Park is inaccessible. The location, too, is at the point where the Southern Boulevard crosses the Harlem road, an exceedingly attractive situation, high and salubrious, and in the immediate neighborhood of one of the proposed new parks.

The buildings thus far erected, about a dozen in all, are of frame, mainly in the Queen Anne style, and were built at a cost of from \$3,750 to \$7,000, the price being regulated as well by the size of the plot taken as by the cost and finish of the house. They are surrounded already by a good growth of ornamental trees, and the new avenues are to be embellished with maples and elms of the largest size that can be successfully transplanted, thus offering at an early day the attractions of an almost rural home within the boundaries of a large and bustling city. This attraction, too, is one that will be always maintained, whatever changes time and the growth of population may bring to the upper sections of New York. The neighborhood has been pre-empted for the embellishment of parks. The seat of St. John's College, containing many acres of highly ornamented grounds, is also in the immediate neighborhood, and no oppressive density of population, were the city to finally extend to White Plains, will be possible in that particular location. Fifty years hence, if an investor cares to look so far in the future, he will still find himself surrounded by open spaces with plenty of fresh air, sunshine and green foliage.

Coming southward from the neighborhood of Bedford Park, until we arrive at One Hundred and Sixty-fourth street where it is intersected by Morrisania avenue and Lewis street, we find still another large improvement projected. This is nothing less than an enterprise for the construction of fifty-four new dwellings, plans of which were filed in the Building Department last February by the House and Home Company (Limited), George W. Van Siclen, chairman. The site selected for this improvement, one block south, or rather southwest, of Fleetwood Park, is bounded on the west by Lewis street and on the east by Morrisania avenue, while it extends from One Hundred and Sixty-third to One Hundred and Sixty-fourth street. It is less than three blocks distant from Melrose Station, on the Harlem Railroad, and only one block from the Fleetwood Park Station, as it is laid down in the plans of the projected Suburban Elevated Railroad, which is to cross the Harlem River at Second avenue. The purpose of this company is to furnish homes at a cost, including land,

of not more than \$4,500 to each subscriber, the money to be paid on the installment plan in sums to come within the resources of persons of very humble means. The location chosen by this company is among the most desirable to be found for cheap dwellings in the annexed district. The improvement has been delayed by a decision of the Building Bureau, which demands 12 inch walls for buildings that would be strong enough if only 8 inches in thickness, but it is hoped that the decree is not final.

Notwithstanding these enterprises, however, the fact that there is a feeling of distrust and uncertainty on the part of large property holders in the annexed district remains as a check upon improvement. The cause for these misgivings will be a good subject for investigation, and, this once discovered, it ought not to be difficult in a city growing so rapidly as New York to provide a remedy. The obstacle, it is to be feared, is not due to a want of rapid transit.

Realty at Albany.

[From our own Correspondent.]

ALBANY, April 24.

The Senate has concurred in the amendments made by the Assembly to the general street railroad bill, and it has been to-day delivered to the Governor. The Cable Company fought the amendment in the Senate, not so much because they objected to them, but for the purpose of delay, hoping to get some one of the number rejected and the bill sent to a conference committee, where it could be held until they got their schemes in New York further advanced. They failed in this, although they came near rejecting one amendment. After that they tried to have the bill held back from the Governor, but a motion to hold it was rejected. The purpose of the Cable Company is to keep this bill back until they have secured vested rights in the routes that they have laid down through the Rapid Transit Commission, and then claim that this bill is unconstitutional because it interferes with vested rights in prohibiting surface roads to be constructed under the Rapid Transit Act of 1875. They actually claim to have secured vested rights by the transfer of the routes laid down to the companies formed to construct them. In that claim they are ahead of time and putting forth pretensions that are not tenable. No company can get vested rights under the act of 1875, until they get the assent of the local authorities to the use of the street designated. That the cable party has not obtained as yet, and they are working for delay on this bill until they can have time to secure that assent. That is the fight now. Another week will tell what the Governor will do.

The Senate has had two lengthy discussions over the bill to enlarge the powers of the Broadway Underground Railroad, so as to enable them to construct the road on the Arcade plan, with four tracks and sidewalks under the present walks. It was fought at the close of last week by Senators Otis, Daggett and Robb in Committee of the Whole, but then ordered to third reading. It reached its third reading to-day, when Senator Daly, who was absent when it was considered before, opposed and endeavored to defeat it. He referred to it as a project that might be feasible in an engineering point of view, but so enormous that capital could not be obtained to construct it. He thought that all the money which those believed it possessed had been expended in preparing documents and pictures of the road and none was left to prosecute the work. This is the first time that objections have been raised to parties who have a measure before the Legislature supplying members with documents which explain the bill in all its details and demonstrating what it is proposed to do under it. The plan generally is to hide the purposes of the measure, but in this case they have done all that they can to make clear every point. Senator Daly did not believe that capital could be obtained abroad to construct the road, for foreign capitalists had so often suffered loss in their investments in this country that they are sending back American securities instead of purchasing more. He insisted that the project was one that endangered all the property on Broadway and ought not to be tolerated. No one made any reply to Senator Daly's speech, but his motion to strike out the enactment clause was voted down, receiving only four votes.

Senator Robb then took a hand in opposition to the bill, declaring that the whole thing was a scheme of paper and water, and proposed that the consent of the property holders should be obtained before the road is commenced. This motion received eight votes. Mr. Lansing wanted the company to deposit a guarantee fund of five millions with the Comptroller before the work was commenced, as a security to property holders against loss or damage. This was rejected. Senator Gilbert raised doubts about the constitutionality of the bill on the ground that it gave the company power to lay down more tracks than it now had, and therefore came within the constitutional provision granting exclusive privileges. This point was argued at length by Mr. Gilbert on one side and Mr. Thomas on the other, the latter bringing out the fact clearly that the company now had the right to lay down two tracks, and the only question was whether it should be confined to a dark tunnel or provide a better mode for the accommodation of the public. The question of allowing them to enlarge the road did not come within the constitutional provision. If it did, then the bill to enlarge the Grand Central Depot, and the laying of tracks in the enlarged portion, also come within that restriction, and in that case the constitution stood in the way of all needed improvement. That question, said Mr. Thomas, has been submitted to some of the ablest lawyers in the State, and they have decided that the Legislature has the right and power to grant this privilege. As to the sidewalks, that is not granting the company special privilege, for they are to be used by the public free. The bill was finally passed by a vote of twenty to eight. It now goes to the Assembly, where a like bill has already been reported; this will be substituted, and the bill considered in that body some time next week. Its fate there is yet uncertain, but its friends are confident of its passage there at an early day.

Ex Gov. Butler of Massachusetts has been looking into the project, and has written a letter commending the measure as one that will greatly benefit the working people and tradesmen. The following is the full text of his letter:

BOSTON, April 21, 1884.

MY DEAR MR. GARDINER:

A mutual friend has been explaining to me your rapid transit scheme by means of an Arcade road under Broadway, and so out to the country by two lines diverging from Twenty-third street.

I am very much struck with the object of the enterprise, which is to give the confined workmen and tradesmen employed in the lower parts of the city of New York means of reaching home expeditiously and cheaply,

and at such a distance as will afford them light, air and space, at least during the hours of recreation and sleep.

Nothing could be done, it seems to me, in the city of New York which would so far benefit all classes of its people. It may be said; where is the capital to build such a road? When there is such a plethora of capital in this country, that it even overflows our borders and seeks investment in Mexico, where investment can never be certain, because its very foundation—stability of government—is wanting, and while New England and New York have more money invested, leaving out real estate, west of the Alleghenies than they have east thereof, and while money can be had for first-class investments at 3 and 4 per cent, it would seem impossible for such a road as you propose to fail for want of capital to build it, even if you depended upon this country alone, and there is a like plethora of capital in Europe.

Wishing every success to the enterprise as one of those steps in advance which are for the benefit of the substrata classes of the people especially, I am, very truly your friend and servant,

BENJ. F. BUTLER.

H. C. GARDINER, ESQ., New York.

Governor Cleveland has approved the bill to enable railroad companies which have a terminus at any point in the New York harbor to own and operate ferries for the convenient transaction of their business and the conveyance of passengers.

The bill to enable the Harlem Railroad Company to enlarge the Forty-second Street Depot by building an 80-foot addition on the east side has passed the Senate. The Railroad Commission has decided that this extension and enlargement is necessary for the accommodation and protection of the travelling public.

The act providing for the appointment of a commission to prepare a bill and report to the next Legislature, providing a better mode for the transfer of lands, to cheapen and facilitate the transfer of titles of realty and the dealing therein, has also passed the Senate.

At the session of the Legislature last year a bill was passed prohibiting any corporation thereafter organized from tearing up the streets to lay down pipes for steam heating, gas or any other kind. This gave a monopoly to the present gas and steam heating companies, and would cut off the proposed company for the introduction of river water for the extinguishment of fires and flushing of the gutters from laying down pipes. A bill has been introduced in both Houses, going through the Senate to-day, which excepts pipes for the introduction of salt water from the provisions of that law. This will remove the obstacle in the way of laying the necessary mains and pipes by the company, which proposes to introduce salt water for fire purposes.

All that portion of Ward's Island under the control of the Commissioners of Emigration is soon to be sold under foreclosure. That board some time since mortgaged the property for \$200,000, subsequently the State bought the mortgage as an investment for the surplus funds. The Commissioners have failed to pay the interest, the State is not receiving the income anticipated from it, and the Commissioners of Emigration now not only say that they can't pay the interest but don't know that it will ever be paid. Mr. Littlejohn, as chairman of the Ways and Means Committee, at the request of Comptroller Chapin, to-day introduced and passed in the Assembly a bill authorizing the Comptroller to proceed to foreclose the mortgage and sell all that portion of Ward's Island covered by the mortgage. This is a valuable property.

A bill passed the Assembly to-day amending the act of last year, which authorized the Dock Department to construct a pier for the use of the Police Department, between Pier 1, North River, and Castle Garden. It appears that under the act of last year there was some conflict between the Dock and Police Departments, which prevented the work proceeding, and this is brought forward as a compromise in accordance to an adjustment of the difficulties. It allows the joint use by the Dock and Police Departments of the dock when constructed, and exclusively to those departments.

The seven Roosevelt reform bills have been reported in the Senate and made the special order for next Tuesday. These cover the County Clerk's, Sheriff's, Surrogate's and Park Departments. No amendments were made in the committee.

The bill to establish new parks north of the Harlem River, which was sent back to the committee after it was ordered to third reading, to give the Mayor and his cabinet a chance to be heard, was argued before the committee this evening. One of the curious developments was the presentation of a document signed by Mr. Edson and some of the other persons now connected with his cabinet, made before Mr. Edson became Mayor and the other persons became officials, which contains a recommendation for every one of the parks designated by the Marsh commission, and also arguments which refute every single objection now raised to the bill by the Mayor and his cabinet. All of their points as officials are fully and completely answered by them as citizens in that document. Never were men so completely met by their own written and published statements.

Several years ago there was a parade ground laid out on the flats on the upper end of Manhattan Island, and the property tied up under proceedings to condense the titles. While those proceedings were still pending the act establishing the parade ground was repealed and the project discontinued. A bill has been introduced by Senator Plunket and reported in the Senate to enable the property holders who were put to an expense in the original proceedings to take their cases to the courts and get redress, the city to be liable for the costs.

Chicago Real Estate.

[From our own Correspondent.]

CHICAGO, April 24th, 1884.

Buyers and sellers were not so numerous, and it was almost an impossibility to show property to advantage during the greater part of the week, especially that which is distant from the centre of the city. But renting and leasing occupied very much of the time in the offices. The increased number of tenements renting tell the story of the rapidly growing population of Chicago. During the past year a large number of flats were erected—making thousands of additional tenements or residences. There were those who predicted that the "flat" craze would be overdone. But the influx of population has been greater than ever, and instead of surplus house-room the supply of houses is found to be short of the demand. Rents are firm. Being met with a flat refusal when tenants talk lower rents, they have begun their annual tour of the city—house hunting. "To Rent" is not a frequent sign, however. Many of the new houses will be occupied by their owners, or by parties purchasing as soon as contractors put them on the market.

Following are the total sales and amount of consideration of city and suburban transfers for the week ending Saturday, April 19th, with comparisons:

Location.	Transfers.	Prices.
City property	190	\$1,187,773
North of city limits.....	29	48,725
South of city limits.....	53	207,431
West of city limits.....	21	17,484
Total.....	292	\$1,464,413
Previous week.....	224	973,947
Same weeks last year.....	318	1,258,577

The largest transaction of the week was the transfer of a block on

Waba'h avenue, south of Van Buren street, from the Connecticut Mutual Life Association, to W. A. Giles, of this city, for \$130,000.

The loan agents are driving a pretty fair business on intended improvements. Inquiries are mostly for money in amounts of from \$1,000 to \$8,000, to be used in the improvement of good property for residences—a few as high as \$50,000. Money is plenty, and when the security is ample there is no difficulty in effecting loans.

The lumber market exhibits considerable activity, both on outside and local account. Manufacturers of the Northwest have recently held a conference and will do their utmost to stimulate the market for their mill products by concerted action—holding back supplies, etc. But dealers are not frightened at the prospect. In fact, some are free sellers, and rely on full supplies of new stock to replace shipments. The combined stock of timber on the first day of each month of this year was as follows:

	Lumber and Timber.	Shingles.	Lath.
January 1.....	636,318,561	461,931,496	65,981,140
February 1.....	583,228,906	437,745,250	62,766,998
March 1.....	476,514,238	333,464,447	48,006,454
April 1.....	370,461,916	270,412,250	33,582,546

The cargo market has not developed very fast this week. Sales dragged throughout. Lumber dealers are disposed to hold off for better prices, and cargoes frequently remain for several days on the market before a buyer is found. Green stuff has lately been sold by the cargo at \$9@9.50, and common dry strips and boards and strips have sold at \$13@18, for common to choice, a cargo of dry strips being sold a few days ago at \$15.50. Lath sells at \$1.75 and shingles at \$2.35@2.50. Building materials were dull, and nails ruled weak at \$.50@2.55. The Western nail manufacturers will meet on Thursday, when prices will be fixed for the future.

The Builders' Exchange, recently organized in this city by some representative houses, have taken permanent quarters. It is designed to exhibit here the great diversity of materials, extending over various natural and artificial productions, and embracing granites, marbles and the more common building stones, bricks and terra cotta, woods of many kinds and artificial substitutes, such as terra-cotta lumber and paper boards; the new methods of fire proof construction and the varied appliances and improvements; the many sanitary applications; and then the decorative works, which include a great variety of forms and finish, will go to make an exhibition at the same time interesting and instructive, and one from which the public may derive great benefit.

Late crop advices are to the effect that winter wheat in Illinois, Ohio, Iowa and Indiana is in excellent condition, injury by frost having been confined exclusively to scattered points in the two former States. The plant in Missouri has evidently been badly damaged by cold weather. Wisconsin reports a falling off in the acreage of spring wheat, as the farmers are giving greater attention to the dairy. Dakota and Minnesota have a larger acreage than last year, and there is a prospect of the largest yield for years, no damage from insects being reported at any point.

JAY.

Real Estate Department.

There was a halt in the activity of the market during the past week; the rapid pace of the previous weeks could not be kept up. The salesroom was crowded as usual, but the bidding was not so spirited. The fine houses on Eighty-first street, between Fifth and Madison avenues, did not bring prices which represented real values. Had the market been what it should be these well-finished structures would have brought \$45,000 each. The sale of the Kingsland lots at Gowanus was also a disappointment, only some seventy being sold out of nearly one thousand offered. Then the great apartment houses belonging to the Maer estate were temporarily withdrawn so as to make good an apparent defect in the title. The corporation sale was also adjourned. But dealers think that the market is only taking a fresh breath, and that the buying movement will continue not only through the summer, but that it will be more pronounced in the fall than it has been this spring. Certain long-headed dealers also think that the turn will come for unimproved real estate some time later this year. The brokers are busy, and the official transfers of real estate recently are far ahead of last year. This is true not only of New York but of Brooklyn, as will be seen by our official transcripts, which are heavier than they have ever been.

The following is the record for the past week:

CONVEYANCES.			
	1883.	1884.	
	Apr. 20 to 26, incl.	Apr. 18 to 24, incl.	
Number.....	250	345	
Amount.....	\$2,919,314	\$5,665,469	
Number nominal.....	43	80	
Number 23d and 24th Wards.....	15	34	
Amount.....	\$41,035	\$58,000	
Number nominal.....	1	11	
MORTGAGES.			
Number.....	175	287	
Amount involved.....	\$1,711,915	\$2,548,222	
Number 5 per cent.....	73	123	
Amount involved.....	\$910,825	\$929,763	
Number to Banks and Ins. Cos.....	26	45	
Amount involved.....	\$356,000	\$754,100	

On Saturday last only one sale took place at the Exchange, two lots on Alexander avenue selling under foreclosure for \$3,600 each. On Monday, eleven four-story stone front dwellings on the south side of Eighty-first street, east of Fifth avenue, were sold under foreclosure; the amount due on the first mortgages on each house was about \$36,450. These houses were finished lately by W. P. & A. M. Parsons, who failed a few months ago. No. 10, the house nearest the Fifth avenue, which was held at private sale for \$50,000, was offered first and sold for \$6,200 over the mortgage, or a total of \$42,650; the other houses sold for from \$4,450 to \$2,950 over the mortgages, four or five of them being bought by parties who have liens against the houses. On Tuesday a number of houses in various parts of the city were sold, and eleven lots on Eighty-sixth, One Hundred and Fifteenth and One Hundred and Sixteenth streets, Fifth and Sixth avenues, were offered to close a partnership. Only two, however, were sold, those on the south side of Eighty-sixth street, 70 feet west of Park avenue, each 18 1/2 x 102.2, for \$8,800 a piece. Five lots on Pleasant avenue, corner One Hundred and Fourteenth street, were sold; the corner brought \$3,600, and the others \$2,700, \$2,500 and \$2,450 each; one lot on One Hundred and Fourteenth street, in rear of above, sold for \$2,450, and one on One Hundred and Thirteenth street sold for \$2,125. Only about seventy lots belonging to the Kingsland estate, and situated on Van Cott, Kingsland, Nassau and Norman avenues, Brooklyn, were sold. The prices realized not being satisfactory

to the executors, the remaining 920 lots were withdrawn. On Wednesday the lot No. 480 Broome street, near Wooster, 25x100, sold for \$25,000; the lot No. 363 Third avenue, near Twenty-sixth street, with one-story buildings thereon, brought \$25,300 under foreclosure. The plot on the southwest corner of Fifth avenue and One Hundred and Thirty-second street sold for \$54,500, and the sale of the apartment houses known as the Newport, Strathmore and Adelphi, on Fifty-second street and Broadway, by order of the assignee of F. Mayer & Co., was adjourned to May 6th. On Thursday several houses were sold, and the sale of property on Mulberry street, Burling slip, South Fifth avenue and Fifty-second street, belonging to the Corporation, was adjourned to April 29th. The sale of the Burlington flats on Thirtieth street, Nos. 8 to 14 West, 100x98 9, was also adjourned, the property having been sold at private contract to William R. Martin, for \$320,271. On Friday two sales took place, the others being adjourned.

Mr. Geo. W. Hamilton offers for sale the remaining houses built by him on Seventy-first street, between Ninth avenue and the Boulevard. These are first-class buildings in every respect. They are four-story high stoop brown stone dwellings, of different sizes to suit all classes of investors. The west side is being built up very rapidly, and within a few years will be thickly studded with all kinds of buildings. Those having capital will make a safe investment in houses of this kind, as they can now be had at much lower figures than similar property on the east side.

Messrs. Bradley & Currier offer a number of houses for sale or in exchange for city lots, as will be seen by their advertisement elsewhere. Inquiries should be addressed to them at their place of business, No. 54 Day street.

A. H. Muller & Son will sell several parcels of valuable city and country property, to close the estate of the late John Haggerty, on Thursday, May 15. The property includes lots on St. Nicholas and Tenth avenues, and East Eighty-eighth and Eighty-ninth streets.

Richard V. Harnett will sell on Tuesday, April 29th, the three high stoop dwellings, Nos. 231, 233 and 235 East One Hundred and Twenty-seventh street; the houses and stores Nos. 85 and 85 1/2 Division street, and a valuable lot on Seventieth street, west of Eighth avenue; also No. 537 Court street, Brooklyn.

Mr. Harnett will on Wednesday, April 30, offer a desirable stone front dwelling on the Sixth Avenue Boulevard, south of One Hundred and Twenty-seventh street.

John F. B. Smyth will sell on Monday, April 28, the premises No. 92 James street, and will dispose of on Tuesday, April 29, the dwelling No. 335 East Twenty-third street, the tenement No. 622 East Seventeenth street, the business property Nos. 12 and 14 Pell st, and the private dwellings No. 493 Lexington avenue and No. 145 East Thirty-eighth street.

On Wednesday, April 30, Mr. Smyth will sell the tenement No. 516 West Thirty-ninth street, and two lots and dwellings in the city of Brooklyn, viz., No. 440 State street and No. 51 Nevins street.

On Wednesday, April 30th, there will be an executors' sale of a portion of the Jones property, which includes four lots on West Forty-eighth street, nine and one half lots in Morrisania; Brooklyn property corner of Graham avenue and Varet street, a number of vacant lots in Rahway, and the well-known Wiedenmayer Brewery property in Newark. This will be an interesting sale, and will be conducted by A. H. Muller & Son.

Varnum & Harison, of 110 Broadway, offer for private sale some very choice fee simple and leasehold property, including the store property No. 747 Broadway, extending through to Mercer street (Sailors' Snug Harbor leasehold), and the four-story stone front dwelling, No. 207 West Forty-fifth street, Astor leasehold; also a desirable plot, 200x125, on the east side of the Boulevard, from One Hundred and Fifty-second to One Hundred and Fifty-third street, the brick apartment house No. 1635 Lexington avenue, the plot and frame dwelling No. 521 East One Hundred and Twentieth street, and in the city of Brooklyn, the two-story brick dwelling No. 157 Heyward street. The above very desirable property is offered on easy terms by the advertisers.

Attention is called to the west side lots offered for sale by V. K. Stevenson, Jr., in another column.

Gossip of the Week.

Thirty-two lots, comprising the block bounded by Fifth and Madison avenues, One Hundred and Sixth and One Hundred and Seventh streets, have been sold by Fred. W. Gunther to James McCreery for \$275,000; broker, W. P. Seymour. These lots sold under foreclosure in March, 1878, for \$194,050, to Charles M. Field, they were resold by Mr. Field to Mrs. Henrietta wife of Charles B. Gunther, July 11, 1879, for \$180,000, and were conveyed by the latter to Fred. W. Gunther November 5, 1879, for a nominal consideration.

The North Central Park Improvement Company have purchased a lot on the southeast corner of Eighth avenue and One Hundred and Sixteenth street for \$12,000, which they will improve as announced elsewhere.

John H. Sherwood has bought from the Ferris estate four lots on One Hundred and Tenth and One Hundred and Eleventh streets, between Sixth and Seventh avenues. He also owns ten other lots on the same streets, which he purchased about a year ago.

Riker & Co. have sold for Dr. Carrie L. Black the four-story high stoop brown stone dwelling, No. 58 East Fifty-fifth street, between Madison and Park avenues, 16x65x100, for \$32,500; and for S. Fox the four-story high stoop brown stone house, No. 125 East Sixty-first street, near Park avenue, 19x55x100, for \$23,500.

Thomas Crimmins has sold his property on the east side of Second avenue and Fifty-ninth and Sixtieth streets. The plot comprises something over fourteen lots and has a frontage of 151.7 feet on the avenue, 84.2 on Fifty-ninth and 208.8 on Sixtieth street. There are several dwellings on the site. The purchasers will erect a large factory and other buildings thereon when the leases of the structures on the property expire next year. The brokers were Messrs. Peter A. Lalor and M. H. Beringer.

Max Danziger has purchased from James Bentley Squires the first-class four-story high stoop brown stone private residence, No. 11 East Seventy-ninth street, 20x79x100, for \$50,000. Mr. Danziger has bought the house for his own occupancy.

The four-story and basement marble front building, No. 17 Wall street, size 20x65, was reported sold yesterday, for \$325,000, to Matthew Wilks, the owner of the southwest corner of Wall and Broad streets. Upon inquiry we learn that the sale has not been made, and it is said the owners, the Coddington estate, would take much less than \$325,000 for the property.

William M. Thomas has purchased from Chas. C. Wheatleigh the four-story English basement brown stone private dwelling, No. 460 West Thirty-fourth street, 16.8x50x98.9, for \$10,000. Thomas & Eckerson were the brokers.

The Equitable Life Assurance Society has sold thirteen lots on Ninth avenue, three on the northwest corner of Ninety-fifth street, one on southwest corner of Ninety-sixth street, six on east side, between Ninety-sixth and Ninety-seventh streets, one on northeast corner of Ninety-fifth street, and two on east side, 76 feet north of Ninety-fifth street, to Henry Bornkamp, for \$90,000, with loan.

John Gorman has sold for Charles Jones, the plot on the northeast corner of Eighty-first street and Lexington avenue, 70x102.2, to F. R. Walker, for \$32,000; also for Louis Young, the three-story English basement brick dwelling, No. 238 East Eighty-second street, 19x102, for \$7,000.

E. A. Cruikshank & Co. have sold the four-story brown stone front flat, No. 303 East Eighteenth street, 20.8 x about 80, to B. T. Kearns, for \$19,000.

P. S. Treacy has sold for John Richards the five-story stone front tenement, No. 506 West Sixty-first street, 25x52x100.5, on private terms. Mr. Richards has also sold Nos. 508 and 510, adjoining the above, for \$40,000, to Richard Quirk.

Isaac Stern is the purchaser of the block bounded by St. Nicholas and Seventh avenues, One Hundred and Twelfth and One Hundred and Thirtieth streets, the sale of which was reported last week.

Henry Bischoff has sold the house, No. 43 Bleeker street, 22.11x83.3, to Henry L. Luccas for \$15,750.

Scott & Myers have sold, for D. W. James, a plot on Eighty-fifth street, between Ninth and Tenth avenues.

J. Romaine Brown has sold for J. C. Laurence the two-story frame dwelling and lot, 20x30x56, on the south side of One Hundred and Sixty-fifth street, 200 feet east of Tenth avenue, to Louis Messing, for \$2,800.

Mr. Jacob New has sold to Hiram Moore four lots on the southwest corner of Fifty-eighth street and Eleventh avenue, for improvement.

Dennis Loonie has sold the four-story and basement brown stone improved flat, No. 234 East Seventy-first street, 20x85x100.4, to A. Kain, for \$20,500.

Richard Totten is the party who purchased from R. Guggenheimer and H. Clausen, Jr., the twenty-three lots on Avenue A, Forty-fourth and Forty-fifth streets, and East River, as reported in our issue of the 5th inst.

The Clark estate have sold the plot on the north side of One Hundred and Twenty-third street, 70 feet east of Lexington avenue, 104x100.11, to F. J. Wall.

W. H. Streeter has bought Mr. Samuel G. Courtney's house No. 127 West Forty-fifth street, a four-story high-stoop brown stone house, size, 19.9x55x82; broker, James R. Edwards. This house will cost the purchaser when put in order about \$26,000.

Three lots on One Hundred and Sixth street, south side, 100 feet west of Eighth avenue, have been sold by John R. Suydam to John E. Parsons, for \$17,000.

Two lots on the north side of One Hundred and Fifth street, 100 feet west of Eighth avenue, have been sold by the Morgan estate to John E. Parsons, for \$13,700.

Isidor Cohnfeld is said to have purchased nine lots on Central Park West (Eighth avenue) and One Hundred and Sixth street, for \$43,500.

Robert Campbell has sold the five-story stone front store and dwelling No. 821 Seventh avenue, northeast corner of Fifty-third street, to August Finck, for \$50,000.

Dye & Castree have sold the four-story brick store and dwelling on the southeast corner of Perry and Greenwich streets, 25x36x40x48, to T. Stillman, for \$15,000.

Richard Lines has sold for Mrs. Henrietta Frank the four-story house, No. 135 Avenue C, for \$13,000, to A. Rosenheim.

F. J. Wall has sold the two frame cottages, Nos. 169 and 171 East One Hundred and Twenty-third street, with plot of ground, 34x100, to William N. Beers, for \$10,500.

F. S. Gray has sold for J. W. Tucker the three-story brick house, No. 226 West Twenty-ninth street, 16.8x50x85, for \$9,500; for Mr. McCann, the four-story front and rear brick tenements, No. 211 West Thirteenth street, 25x103, for \$17,000, and the three-story front and rear brick houses, No. 457 West Twenty-seventh street, 25x100, for \$8,000.

Mr. Kavanagh has sold the old three-story frame house, No. 2191 Third avenue, 32x125, to John Lynch, for \$25,000.

D. Kempner & Son have sold the five-story brick store and flat, on the southwest corner of Eighth avenue and Forty-seventh street, 25x100, to M. Celler, for \$73,000.

Maclay & Davies have sold the four-story brick store building, No. 550 Pearl street, for \$50,000.

A. A. Teets has bought the plot of ground comprising six city lots, four on the south side of One Hundred and Twenty-third street, commencing 75 feet east of Seventh avenue, and two on the north side of One Hundred and Twenty-second street, commencing 125 feet east of Seventh avenue, for \$41,500. These are the lots the Board of Education had intended to purchase for a new public school building.

Herman Kamberger has sold the five-story double brown stone flat

house, No. 1343 Second avenue, 25x72, for Charles Nette to Alphonse Hogenauer, for \$21,000, and for Isidore de Jonge the five-story double brown stone flat, No. 835 Second avenue, 25x100, to Charles Lutz, for \$25,000.

Andrew Kelly has sold the four-story flats on the north side of Sixty-ninth street, 100 feet east of Third avenue, 84x100.4, to Henry S. Strauss, for \$77,600.

Brooklyn.

W. F. Corwith has sold the two-story and attic frame dwelling, No. 140 Meserole avenue, to Paul C. Larsen for \$3,000; lot on the south side of Clay street, 230 feet west of Manhattan avenue, 25x100, to William Manigan for \$1,150; house and lot No. 134 Calyer street to Agnes McLachlan for \$5,400.

Julius Rottman has sold the three-story frame dwelling, No. 134 Newell street, to W. F. Corwith, for \$3,000.

The premises No. 251 Clermont avenue, 22x200, to Vanderbilt avenue, with three-story and basement brown stone dwelling, which was to have been sold at auction has been sold at private contract for \$15,000.

Leonard Moody has sold for the Seney estate the block on Seventh avenue, from Union to President street, 190x188 feet, for \$55,000, to W. Flanagan, who will improve the property immediately.

The work of tearing down the old club house of the Hamilton Club, Brooklyn, for the purpose of erecting a new building on the site, will be begun on May 1. The cost of the proposed structure will be between \$175,000 and \$200,000. The subscription for the bonds will, it is expected, be all taken up during the week.

Out Among the Builders.

The Eagle Insurance Company intends to erect a seven-story and basement office building on the corner of Wall, Pearl and Beaver streets. The building will have three frontages, 70 feet on Wall, 22 on Pearl and 60 on Beaver, the main entrance being on Wall street. It will contain two elevators and steam heat, and will be strictly fire-proof in construction. The material for the fronts will be of stone on the first two stories, and Baltimore brick with stone trimmings above. The architect will be G. E. Harney, by whom the plans are now being drawn. The cost of this improvement has not yet been estimated.

Mr. Miguel Garcia intends to demolish his stables at No. 5 East Nineteenth street, and erect on their site a five-story store building. The fronts will be of Philadelphia brick, trimmed with Ohio stone, and the dimensions 25x97. The cost will be about \$30,000. This will be a welcome improvement to the owners and tenants in the immediate neighborhood. The architect, Robert Mook, has the sketches under way.

James E. Ware is at work on the plans for an apartment house and store, to be erected at No. 82 New Chambers street. The building will have a frontage of 41 feet, with an irregular average depth of 55 feet. The owner is Elizabeth Delancey.

Hiram Moore will erect four five-story tenements on four lots on the southwest corner of Fifty-eighth street and Eleventh avenue.

Mr. Jacob New intends to build a five story addition to his silk factory at No. 524 West Fifty fifth street, to cover four lots, two on the south side of Fifty-fifth street and two running through to Fifty-fourth street, commencing 275 feet west of Tenth avenue.

Richard Totten will erect eighteen five-story brown stone improved double apartment houses, 25.5x75 each, on the east side of Avenue A, Forty-fourth and Forty-fifth streets and East River. This improvement, which was referred to in our issue of the 5th instant, will cost from \$280,000 to \$300,000. The buildings will be commenced in the summer, there being some rock to be excavated prior to their erection.

Wm. Graul has the plans under way for the following: A five-story brick and brown stone double tenement and two stores, 25x32, to be erected on the west side of Suffolk street, between Grand and Hester streets, for Charles Malawista, to cost \$18,000; two five-story brick and brown stone tenements and stores, for F. Libman, one to be built at No. 112 East Broadway, 21x60, and the other at No. 103 Division street, 21x48, to cost together \$26,000; and for the alteration into a flat with two stores, the four-story high stoop dwelling, No. 213 East Fourteenth street, at a cost of \$10,000.

John Brandt has the plans in hand for a five-story brown stone double tenement, 25.6x85, lot 113, to be erected by John W. Love, on the east side of First avenue, commencing 75 feet south of Seventy-fourth street, adjoining the other tenement to be built by him. There will be two stores on the first floor.

Robert T. Bellchambers intends to build for his own occupancy a first-class three story Philadelphia brick and brown stone residence, 20x50, on the north side of One Hundred and First street, 250 feet west of Eleventh avenue.

W. White and S. P. Anderson are about to erect two four-story brick and brown stone improved tenements, 25x84 each, on the south side of One Hundred and Twelfth street, 370 feet west of Third avenue, to cost \$26,000. Architect, G. Robinson, Jr.

John Jardine, of D. & J. Jardine, intends to erect three four-story and basement brick and stone private dwellings, 25x50 or 55 each, on the north side of Eighty-third street, 125 east of Ninth avenue.

The Society Library intends to erect an addition to their building at No. 67 University place.

G. W. Eggers intends to erect a three-story stable and three tenements and stores on four lots on the north side of One Hundredth street, 100 feet west of Eighth avenue.

Umbert & Crompton have the plans under way for a two-story and attic frame cottage, 51.6x56.6, to be erected at South Orange, N. J., for D. McIver, at a cost of \$15,000.

The Macdougall Street Baptist Church is about to undergo extensive alterations, including a new front of Philadelphia brick, with stone trimmings, the cost of which will be about \$30,000. The plans are being drawn by Messrs. Pugin & Walter.

Holy Trinity Episcopal Church of Harlem proposes to erect a brick chapel, 25x90, on the north side of One Hundred and Twelfth street, 100 feet east of Second avenue. When completed the Rev. Mr. Cornwall will be placed in charge of it.

Bart. Walther has the plan under way for the erection of a four-story brick store and storage warehouse, 31x120, at No. 2191 Third avenue. It will be furnished with two elevators and cost \$20,000. The owner is John Lynch, of No. 386 Third avenue.

Maclay & Davies have prepared plans for the following buildings: Fourteen five story brick tenements, 25x70x100 each, to be erected by Henry Bornkamp on either side of Ninth avenue near Ninety-sixth street, at an outlay of \$210,000; and for remodeling and additions to the five-story stone front building, No. 108 Liberty street. Iron beams and columns will be put in and the entire structure overhauled. The owners are the Phoenix Packing and Rubber Company, who will expend \$20,000 on the work.

A. A. Teets proposes to erect some five or six four-story brown stone cabinet trimmed private dwellings on the south side of One Hundred and Twenty-third street, 75 feet east of Seventh avenue, and three similar houses on the north side of One Hundred and Twenty-second street, 175 feet east of Seventh avenue. The plans have not yet been drawn.

The Commissioners of Charities and Correction and architect Le Brun recently discussed the two plans submitted for the enlargement of the City Prison. More room is needed, and \$90,000 has been appropriated for the purpose of providing it. One of Mr. Le Brun's plans is to build two stories on the main prison, situated in the rear of the yard and parallel to Elm street, making that structure six stories high. The other plan is to tear away the female department on the Leonard street side, including both the stone and brick structures, from front to rear, and the boy's prison, situated between the female department and the court room of Special Sessions, and to erect a four story stone building, containing forty-eight cells. Entirely around this building is to be an area from 15 to 17 feet wide. The windows in the outer wall in Leonard street will be built in with stone, and the covered semi-circular corridor will give place to the open drive-way. A similar building is to be erected on the north or Franklin street side, with the same number of cells and the same open areaway.

Brooklyn.

M. J. Morrell has plans in hand for a four-story brick store and flat, 50x65, to be erected on the northeast corner of Bridge and Tillary streets, for Mr. George Wilson, the cost will be about \$16,000.

Robert Dixon is preparing plans for a three-story brick dwelling, 20x40, to be erected on the south side of Union street, 80 feet east of Bond street, for James Riley, at a cost of \$5,000, and a two-story and basement brick public school with stone trimmings, 60x80, to be erected on Fulton avenue in the town of New Lots; cost \$18,000.

Th. Englehardt has the plans in hand for a four-story double frame tenement, 25x50, to be erected on the west side of Newell street, 195 feet south of Norman avenue, at a cost of \$7,000, for Balthasar Drexel, and a similar dwelling on the north side of Nassau avenue, 75 feet west of Diamond street, for the same owner; cost, \$7,000; two three-story double frame tenements, each 25x55, to be erected on the south side of Locust street, 125 feet east of Broadway, for Bernard Miller; cost, \$11,000; four-story frame double store and tenement, 25x60, on the east side of Broadway, 25 feet south of Locust street, for John H. Dewes; cost, \$7,000; two two-story brick dwellings, each 20x40, on the east side of Bushwick avenue, 25 feet south of Palmetto street, for Blaisdell Brothers; cost, \$10,000; four two-story frame flats, each 18.9x42, on the south side of Jefferson street, 150 feet east of Bremen street, for Frederick Herr; cost, \$3,700 each; four two-story frame flats, 20x44, on the north side of Harmon street, 100 feet west of Evergreen avenue, for Conrad Guthardt; cost, each, \$4,000; and a three-story frame double store and tenement, 25x55, on the west side of Sumner avenue, 25 feet north of Stockton street, for Andrew Wils; cost \$5,500.

Notes and Items.

Application will be made to the Supreme Court on May 16th for the appointment of Commissioners of Estimate and Assessment in the matter of the Commissioners of the Department of Public Parks for and on behalf of the Mayor, Aldermen and Commonalty of the city of New York, relative to acquiring right and title to certain land required for a certain public park or parks, square or squares, place or places, included between 155th street, Edgecombe road, 10th avenue, Fort George avenue, 11th avenue, Dykman street, River street, and 8th avenue, in the 12th Ward of the city of New York.

The Commissioners in the matter relative to the opening of 133d street,

between 8th and St. Nicholas avenues, have completed their report, which will be presented for confirmation to the Supreme Court on June 13th.

Notice is given that a petition of property-owners with map and plan for changing the grade of "10th avenue, from the centre line of 136th street to the centre line of 139th street," is now pending before the Common Council. All persons interested in the above change of grade, and having objections thereto, are requested to present the same in writing to the Commissioner of Public Works before Saturday, May 3d, 1884. The maps showing the present and proposed grades can be seen at room 7, No. 31 Chambers street.

Contractors' Notes.

Sealed estimates for making alterations and repairs to the Eleventh Precinct Station-house on Houston street, known as the "Union Market" building, will be received at the central office of the Department of Police 300 Mulberry street, in the city of New York, until 10 o'clock A. M., of Tuesday, the 6th day of May, 1884.

Sealed proposals will be received at the Department of Docks until 12 o'clock, noon, of Wednesday, April 30, 1884, for furnishing and putting in place small cobble and rip rap stone, and for furnishing and delivering broken stone and sand, in accordance with the specifications prepared therefor, and at such times and places and in such quantities as may be required by the Department of Docks for and during the period of one year from May 1, 1884, to May 1, 1885.

Special Notices.

There has been great activity in real estate on Prospect Heights, Brooklyn. The elevated character of the site, the proximity of the lots to the Park, the easy access which the residents of that locality have to all parts of the island, the admirable drainage and water privileges which have been secured, added to the natural advantages which may there be enjoyed, render it one of the most desirable places of residence in and about New York. Brooklyn builders and capitalists have long since given this section their peculiar attention, and in connection with this fact we would call the attention of our readers to the well-arranged, comfortable and attractive houses in Carroll street, near Seventh avenue. These residences are offered at reasonable rates, and those desiring to invest are invited to call and examine them.

A. Z. Ross, real estate agent, at Port Richmond, S. I., has a variety of water front and other property on the island for sale and to rent. Port Richmond is a desirable place for residence and other purposes. Mr. Ross has some eligible houses for sale and quite a number of village lots to dispose of, as well as some tracts of land that can be cut up into village lots, and which would make good investment property.

Pond & Warren, real estate agents, have removed from the Horton Building, No. 110 East One Hundred and Twenty-fifth street, to No. 2053 Lexington avenue, near One Hundred and Twenty-fifth street, where they will continue to take charge of estates, negotiate loans, collect rents, &c.

The Automatic Cement Tester, which appears in the advertisement of Messrs. Fairbanks & Company in another column, was built by that firm, and exhibited by them at the American Society of Civil Engineers recently, a committee of which reported in favor of the adoption of a standard in cement testing. The size of the machine shown in the diagram is 22x9 inches, and it has a capacity of 1,000 pounds. Messrs. Fairbanks' circular, giving a full description of the working of this valuable tester, can be obtained by applying to them at their offices, No. 311 Broadway.

The stair-building establishment of Mr. D. Black is situated at Nos. 153 and 155 East One Hundred and Twenty-eighth street, where he turns out excellent work in rails, newels, balusters and wainscoting. He also supplies car elevators, and does turning, band sawing, carving and other work of a similar character. Mr. Black, it may be mentioned, is one of the oldest subscribers of this paper. He has been established in business since 1870, and faithfully attends to all orders, besides furnishing estimates for all kinds of work in his line.

Mr. Anthony Miller, proprietor of the ladder yard, No. 152 East Twenty-third street, has returned to his old place of business after an absence of two years, caused by sickness. With this exception, Mr. Miller has been continuously in the manufacture of ladders, poles, &c., at his present stand since 1857.

West side property owners and architects having plans for west side buildings, are referred to the card of Mr. E. C. Lynch, mason and builder, of No. 440 West Fifty-eighth street. He gives as references Messrs. Edwin Clarke, John J. O'Keefe, John J. Bannon and George Wiley.

The Central Wire Works, No. 18 New Church street, manufactures all kinds of wire-work, bank railings and window guards. The location is decidedly convenient for the large down-town business houses.

BUILDING MATERIAL MARKET.

BRICKS.—Common Hards in all important features remain just about the same as noted for several weeks past. There is no hurry or special effort to operate on the part of either buyer or seller, and while occasional small fluctuations on cost takes place the changes are not of sufficient magnitude to change the general range of prices. About \$6.25@7.25 per M will cover the average of stock buyers are content to handle, with slight chances that the outside figures may be exceeded, and a very decided probability that the inside would have to be shaded on many of the parcels. Indeed, the poor and unattractive character of a large percentage of the supply continues a matter of considerable comment and it looks as though all the worst portion of the stock was being sent forward first, and by thus producing a scarcity of the finer grades, create a brace against the weakening tone of the market. The demand, it is thought, has increased a trifle this week, and in the natural order of things must continue to grow, but this is offset by about a corresponding addition

to the supply. Some of the yards have, to be sure, curtailed shipments but others have only just commenced and quite a number of new points were represented through the cargoes offering of late. Preparations for new stock continue progressive but the work will not amount to much before the first of May. For Pales the market appears to have temporarily gone all to pieces. It is said that the Brooklyn authorities just after partaking of lunch suddenly discovered that Pales were not only being used freely but indiscriminately and at once resolved to "put a stop to this thing." Whatever the incentive may have been, however, consumption has certainly been greatly cut down on the other side of the East River and prices took quite a decided drop touching as low as \$2.00 for ordinary with still lower intimated and just now \$3.00 is probably as high as could be made, though receivers seem to think that after the present flurry is over there will be some recovery to pretty nearly former rates.

GLASS.—There is a continued strong market for window glass, with some gain if anything during the week. Demand generally shows full volume on all regular outlets. Supplies are small in first hands, the

home production well engaged, the importations light and, with stiffer accounts from abroad, the selling interest exhibits much confidence.

A dispatch sent from Pittsburg this week says that some leading members of the Window Glass Workers Association have started for Europe. Their most important object is to induce the European glass-workers to send representatives to an international glass-workers' convention which will be held in this city in July. One of the parties says:

"It is proposed to form an association whose membership will include all the window-glass workers in the world. We believe that by so doing we can better regulate wages and secure the rights of all. In our travels we will gather data interesting to glass-workers, so that in our efforts to make the proposed combination we can work intelligently. Our trade is peculiarly adapted for a union of this kind, as we can at all times get accurate estimates of the consumption and supply of window glass in every quarter of the globe. We hope to form a consolidation that will protect the prices of manufacturers and wages of workmen on both sides of the Atlantic, and thus insure peace and prosperity for all interested in our trade. For some time past there has been a nominal union between the window-glass workers of America

and those of Belgium, but we now intend to make the bond closer."

HARDWARE.—The movement of supplies appears to have been satisfactory to most operators, and reports, as a rule, are cheerful. A larger number of interior points have been heard from in form quite up to calculations, and the mail advices seem to indicate a further increase of orders. Still no difficulty has been experienced in meeting all calls, and most dealers could attend to a larger amount of business without trouble. Values remain steady on all leading descriptions, with no new lists of importance made public.

LATH.—There has been no quotable change in price since our last, and the rate remains at \$2.25 per M, but this is bid on stock to arrive and refused. Indeed, the situation shows a tendency toward a further gain of strength, and receivers seem to think that with a supply to offer they could early find customers and also obtain better rates. Local accumulation in second hand is running moderate and out-of-town calls increasing, while the quantity of stock afloat is said to be extremely moderate.

LIME.—Supplies have continued full enough to satisfy all immediate wants and finally became somewhat excessive, especially of common, with a weaker tone developed and the rate reduced to 90c. per bbl., under the effort to realize. This, it is expected, will hasten the efforts of manufacturers to work the market into such form as to create a closer balance between supply and demand, and afford bases for a restoration of price to a more remunerative level.

LUMBER.—An increased consumption has certainly become an established fact, and there is a tendency to further growth, with more or less reflection to be found upon the wholesale market. It would have been a pretty bad condition of affairs, however, if something of that kind had not by this time commenced to develop, and the more careful and conservative operators are inclined to restrain any sanguine expectations until they have an opportunity to fully test the force and volume of the inquiry behind the growth of trade. The many almost dead weeks during the winter and the very unsettled weather of the spring have brought forward a great deal of work that by this time should be out of the way, and it is not fair to accept current operations as a true indication of new business. There is no doubt that in this city and its dependent points a considerable amount of stock of all kinds will be wanted, and it may be that the hopes of animation entertained by some dealers will be realized as the season opens out fully, but it is evident that in a wholesale way, at least, the buying here as well as at primary points will be conducted with much caution, and a tendency to keep the quantity handled within the bounds of early requirements, while the selection of quality is likely to be as close as the available assortments permit. It is possible that values have touched the lowest point, but calculations upon any sharp recovery may meet with disappointment.

Eastern Spruce in most general particulars shows about old features. We find an occasional conflict of opinion among the Trade in a few cases of a quite decided character, but this appears to be due in the main to influences bearing only upon the operations immediately in hand, and not fairly representing the condition of the entire market. We find that short and narrow stuff secures no greater favor than here before, and has to be offered low to obtain an outlet, but sizes adapted to the regular wants of local consumption are readily saleable, and agents find it necessary to give more time to estimates desired on specials. Stock is costing about as before with considerable steadiness on the upper grades, and a little stronger expression from manufacturers. The latter are talking about a short log crop in some sections of Maine, but say nothing of the full supply in other sections and in the Provinces. The ruling rates may be placed at \$18.50@15.50 for random, and from this up to \$17 for special extra difficult.

White Pine continues "about steady" and is meeting with a fair average demand from all regular sources, including shippers. The immediate supply to meet the outlet does well enough, but would not stand any protracted call, and holders in consequence offer without pressure. Additions are moving forward, however, and this of itself checks buoyancy, though buyers are closely posted, and will make very fair bids on desirable parcels of stock. A careful scrutiny of interior advices reveals nothing of a stimulating character. We quote \$17.50@19 for West India shipping boards; \$22@30 for South American do.; \$14@16 for box boards, and \$16.50@18.00 for extra do.

Yellow Pine, on the influence of somewhat more costly transportation from some points, has a slightly firmer tone, and especially so as now and then a buyer can be found who does not object to handling a desirable cut random. A fair number of specials also come under treaty and command bids fully up to any recent cost. A portion of the trade are inclined to assume that the turning point has been reached, but the majority, in view of former disappointments, are less sanguine. We quote as follows: Randoms, \$18 @21.50 per M; Specials, \$21@22 do.; Green Flooring Boards, \$22@23; Dry do., do., \$23@24; Sliding \$22@23 do.; Cargoes f. o. b. at Atlantic ports, \$14@14.50 for rough, and \$14@22 for dressed. Cargoes f. o. b. at Gulf ports, \$13@14 for rough, and \$18@20 for dressed.

Hardwoods generally remain steady where they show any kind of desirable quality, and are easy as soon as faults develop on the offering. It is simply too much poor stock and not enough of fine, with cost in accordance. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M.; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$2@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; whitewood, \$27 @35 do.; elm, \$22@25; hickory, \$45@52.50 do.

Shingles are finding a somewhat better home call as well as a continued fair run of orders for export, and rates are firm in proportion. The desirable supply on hand is moderate. We quote Cypress at \$8.0 @8.50 per M. for 5x20 and \$11 @12 do for 6x20 regularly assorted shipping. Pine shipping stock \$2.00 @2.50 for 18 inch, and Eastern saw grades at \$2.00@2.50 for 16 inch, as to quality and to quantity. Eastern shaved cedar \$4.00 @4.50 per M. Machine dressed cedar shingles quoted as follows: for 30 inch, \$15.00@20.00 for A, and \$23@28.50 for No. 1; for 24 inch, \$13.00@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11.00@12.50 for No. 1.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The Argus reports for week ending April 23 as follows:

The shipments of lumber during the week have been heavy and much larger than in any previous week since the opening of navigation. The wharves have been lined with all kind of craft, sailing vessels, barges and canal boats, which have taken away about 13,000,000 feet. A good attendance of buyers have been in market, who report a lively trade at their homes, and who will be here again when the stock is replenished by canal receipts. It is expected that the canals will be opened for navigation during the first week of May, and soon thereafter boats from northern New York will arrive with spruce and hemlock, which are in large supply. Pine is in fair stock, and soon will begin to arrive, when the usual business for the season will be in full force. Hardwoods are in fair stock now, and all kinds are on the yards. The usual receipts by canal and rail will enable the dealers to keep up the assortment of open air dried lumber. The stock of shingles and lath is light, but will soon be replenished, so that all kinds can be obtained.

THE WEST.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The lumber trade shows a steady increase at nearly all points. The daily shipments from Chicago show from six to seven million feet and the receipts are light.

News from the Saginaw River is cheering, 115,000,000 was sold on the docks last month and 15,000,000 in ten days this month. In the Northwest the roads are still very bad, which seriously interferes with the lumber business. A very large amount of lumber is being moved to the Missouri Valley, principally over the lumber line from Wisconsin. What the rates are and what prices are given to reach the trade we are not able to say, but we are aware that the "youths" are getting a share. The universal complaint is that every car of lumber shipped contains about a full assortment of lumber, showing that buyers are only sorting up in a sort of hand-to-mouth way and waiting for developments. Lumber has commenced moving on the river, and although prices are not settled lumber in the water is being offered at about the following rates:

Table with 2 columns: Description (No. 1 boards and strips, No. 2, Dimension) and Price (\$17 00, 10 00, 11 00)

News from the drives on a majority of the streams is most unfavorable. The snow has gone and the rivers are as low as in winter. The Upper Mississippi seems to have the best chance to get out the logs. Some driving is being done on the Chippewa and Black.

The Bay City Lumberman's Gazette reports the following important sales:

W. W. Richardson, 2,500,000 feet to Ohio parties in lots 500,000 feet of which was bill stuff at \$10, 1,000,000 coarse at \$7, \$14 and \$35, and 1,000,000 at \$3.50, \$17 and \$38; Ohio parties purchased at East Saginaw early last week 800,000 feet at \$8.50, \$17 and \$37, 400,000 feet at \$9, \$18 and \$38, and 250,000 feet at \$8.25, \$16.50 and \$36; S. C. Bryant, of Tawas City, reports the sale of 325,000 feet of good lumber and 200,000 feet bill stuff, p. t.; C. H. Bradley sold of H. W. Sage & Co.'s lumber to Albany parties 3,000,000 feet at \$9, \$18 and \$38; C. H. Plummer sold 600,000 Norway at \$12 and \$15 to go to Chicago; on Saturday last 500,000 coarse inch and a quarter lumber was sold at Saginaw at \$9, and also 150,000 inch stuff at \$11.50; 250,000 feet was sold on Friday at Saginaw City at \$11.50 straight; on the same day Arthur Barnard sold 4,000,000 feet of good stock still in the log to New Jersey parties at \$10, \$20 and \$40; sales were also reported at East Saginaw on Friday as follows to go to Ohio and Buffalo, N. Y.; 500,000 feet at \$10, \$20 and \$40; 1,000,000 feet at \$9, \$18 and \$38; 500,000 feet at \$8, \$16 and \$36; 700,000 at \$12 straight, and 5,000 feet of bill stuff at \$8.50; in addition to these was a sale of 450,000 feet at \$8.50, \$17 and \$35; 150,000 feet at \$9, \$18 and \$34, and 1,500,000 at figures not learned. Sales were also reported of 200,000 feet of Norway strips and boards at \$10; 150,000 feet of pine at \$7.50, \$15 and \$45; 200,000 feet at \$9, \$18 and \$38; 600,000 feet at \$7, \$14 and \$35; 75,000 feet of fine common, selects, and uppers at \$28, \$33 and \$33; 100,000 feet of saps at \$16 straight; 1,000,000 was also sold on Friday in this city by Thomas H. McGraw, at \$9, \$18 and \$38, to go to Albany, N. Y.; New York city also purchased the same day in this city 500,000 feet at \$9, \$18 and \$35; 200,000 feet of ash lumber was also sold in this city at \$14 straight, and 75,000 feet of Norway at p. t. Shingles show slightly increased activity, and have settled at \$2.15 for clear butts and \$3.50 for XXX, several sales having been made during the week at those prices.

FOREIGN.

The Timber Trade's Journal as follows:

We have again to record a smart business doing at the docks here in London in the shape of wood deliveries. These still keep in advance of those of a twelve-month ago, and last week, ending 29th ult., more deals, battens, &c., had left the docks by 698 standard than had been taken away during the corresponding week of 1883; while of prepared flooring boards there were 238 standards more left the docks than were delivered in the same week last year, altogether making 931 standards excess, besides an excess in the week's deliveries of ponded goods amounting to 457 loads.

The total deliveries from January 1st to March 29th show an excess in favor of the present year of 5,853 standards, which, while the arrivals were confined to such a small scale, became a very important feature, and cannot fail to have its influence on the market sooner or later. Of floated timber the deliveries this year have not been so active as last, up to this period the difference in favor of 1883 being 2,965 loads.

Trade in American black walnut continues dull; the late heavy arrivals of the poorer grades of stock have certainly strained the market considerably, but prime quality logs of large sizes are inquired for and maintain a good price; the stock of such, however, is fast running short.

We see there is just landed a very good parcel of American whitewood logs of unusually large sizes and straight growth; these will doubtless sell at a good price. It appears this wood is still gaining favor in the trade, and is we are told being much used by pianoforte makers for ends and other purposes. There have lately been sent over in round logs a variety of woods from New York, probably with the idea of obtaining our people's judgment as to their

value and use. Some of them we know very little about, though we remember having had our attention called to specimens of these and other kinds sent over some time back—but since we see they have been sold, we shall probably hear something further about them shortly, which we shall be pleased to report in due course.

NAILS.—More or less of the recently noted irregularity of demand continues, but not enough to seriously disturb or change the general character of the market. Holders have the accumulation well enough under control to prevent an offering beyond the natural exhaustive capacity, but buyers know there is no actual scarcity and are unwilling to invest against the future on the mere supposition that stock will be missing when called for. Cost is unchanged but lacks strength. For 10d. to 60d. the rate is \$2.60 per keg, with the usual reduction expected and allowed on full invoices.

PAINTS, OILS, ETC.—Demand still very good and increasing for some outlets. Buyers, however, are careful operators in about all cases, and, while giving orders promptly to the extent of early and well known wants are rarely sanguine to operate on any greater chances. The supply and assortment holds out well of both domestic and foreign goods, but can only be reached on full bids. Linseed Oil fairly active and steady at 57@57½c. for domestic and 58@59c. for foreign. Spirits Turpentine has continued in buyers' favor, though apparently a shade firmer at the close. Quote at 31½@33 per gallon, according to size of invoice, etc.

PITCH AND TAR.—The tone of the general market steady, with a fair trade doing, and about enough stock at all times within reach to satisfy the outlet. We quote pitch \$2.25@2.30 per bbl., and tar \$2.50@3.00 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

Table with 2 columns: Description (Pale, Jerseys, Long Island, Up River, Haverstraws, Favorite brands, Hollow Fire Clay Brick) and Price (\$2 00, 5 25, 6 25, 6 25, 6 50, 7 50, 9 00)

Table with 2 columns: Description (Croton and Croton Points, Philadelphia, Trenton, Baltimore) and Price (\$13 00, 14 00, 14 00, 27 00, 37 00)

Vard prices 50c. per M higher, or, with deliveries added, \$2 per M for Hard and \$3 per M for North River from Brick. For delivery add \$5.00 Philadelphia, Trenton and Ottawa, and \$5.00 Baltimore.

Table with 2 columns: Description (Vesh, English, English, choice brands, Scotch, Newcastle, Silica, Lee-Moor, Silica, Dinas, White Enamelled, English size, Verm Buff facing, domestic size, American, No. 1, American, No. 2) and Price (30 00, 25 00, 40 00, 35 00, 25 00, 30 00, 30 00, 55 00, 55 00, 45 00, 33 00, 25 00)

Table with 2 columns: Description (Rosendale, Portland, Saylor's American, Portland (English), ordinary, Portland K. B. & S., Portland Burham, Portland, J. B. White & Bro., Portland, Hanover, Portland German, German, Keene's coarse, Keene's fine) and Price (\$1 10, 2 15, 2 50, 2 50, 2 85, 2 70, 2 75, 2 60, 2 40, 2 75, 5 00, 9 50)

Table with 2 columns: Description (Cattle, Duty free) and Price (25@28, 35@37)

Table with 2 columns: Description (Fig. Scotch, Coltness, Fig. Scotch, Glengarnock, Fig. Scotch, Eglinton, Fig. American, No. 1, Fig. American, No. 2, Fig. American, Forge, BAR IRON FROM STORE) and Price (\$22 00, 21 75, 19 75, 20 00, 20 00, 18 00)

Table with 2 columns: Description (Common Iron, Refined Iron, Sheet, Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, Nos. 25 to 28, Nos. 27 to 28) and Price (2 00, 2 10, 2 10, 2 25, 2 20, 2 35, 2 50, 3 75)

Table with 2 columns: Description (Galvanized, 10 to 20, 21 to 24, 25 to 28, 27, 28, Patent plished, Russia, Rails American steel) and Price (6 14, 6 14, 7 14, 7 14, 8 14, 10 14, 12, 33 00)

Table with 2 columns: Description (ZINC, Sheet cask, open) and Price (5 1/2@6 1/2, 6 1/2@6 3/4)

dwelling and two-story brick shop on rear; No. 127, three-story brick dwelling and four-story brick tenement on rear, and rear of No. 125, four-story brick tenement. Darius G. Crosby to William J. Struss and Daniel E. Seybel. Morts. \$40,000. April 23. 53,000

three-story brick dwelling. Augusta wife of Leo Goldmark to Julius W. Rosenstein and Leopold Weil. Mort. \$10,000. April 17. nom

72d st, No. 31, n s, 174 e Madison av, 22x102.2, four-story brick (stone front) dwelling. Francis A. Hance to Louis Franke. Mort. \$34,000. April 24. 60,600

Titus, Elizabeth. 33 W. 22d... E. E. Marcy. (R) 650
Uebelacker, C. 150th st and St. Nicholas av... L. Baumann. 200
Vanderwheeler, Sarah. 215 E. 5th... E. D. Farrell. (R) 164
Vidal, Josefa. 251 E. 13th... Thoesen & Uhl. 149
Visneski, Aurora. 138 E. 17th... A. W. Gray's Sons. (R) security 172

MISCELLANEOUS.

Armstrong, Emma D. 779 6th av and 3 Vesey st... J. B. Wheeler. Store Fixtures. 500
Adams, C. & H. 17 Fulton... J. Samsel. Barber Fixtures. 75
Austin, H. F. 445 W. 15th... J. Schuberth. Ice Wagon. 365
Burden, W. 205 to 211 E. 22d and 204 and E. 23d... Eliza Usher. Machinery. (R) 2,746

Mohr, J. Foot of E. 8d st, and Delancey st, bet Attorney and Clinton sts... J. Geib. Horse, Trucks, &c. 200
Muller, G. 89 6th av... M. C. Gerdes and ano. Bakery Fixtures. (R) 1,224
McCabe, F. City... T. Farley. Contractors' Tools, Horses, Wagons, &c. 6,700

McCrady, J. and L. Brady. City... M. Donnelly. Truck. 68
Meyer, H. 467 W. 42d... B. Meyberg. Horse, Milk Wagon, &c. 350
Meyerhoff, J. H. 22 Renwick... H. Mohlenhoff. Grocery. 450
Mullen, J. M. 113 Nassau... J. Metz. Printing Fixtures. (R) 890
McSorley, H. 92d st and Av A... J. McNamee. Store Fixtures. 1,500

BILLS OF SALE.

Blodgett, W. K. 50 William... H. J. Swift and ano. Office Fixtures. 1
Borger, N. 154 Bleeker... Ellesa Rurode. Bar. 1/2 part. 250
Cunninham, P. 862 2d av... T. Burns. Bar. 2,450
Eberhardt, J. H. 28 Eldridge... B. Hammer. Drug Fixtures, &c. 7,000

Winslow, W. E. 49 Beaver... H. P. Hildreth. Printing Fixtures. 525
N. Y. ASSIGNMENTS CHATTEL MORTGAGES.
Casano, P., to C. E. Munson. (J. Bencato, Jan. 31, 1884.) 1
Dahler, A., to V. Haffen. (C. Strickroot, Dec. 5, 1883.) 1

KINGS COUNTY.

SALOON FIXTURES.

Blatt, J. 225 Pacific st... J. Wrieden. \$250
Bleicher, A. 458 and 460 North 2d st... O. Huber 900
Engelmann, C. 427 Broadway... A. Horrmann. 400
Ray, J. 108 Front st... Alex. Hunter. 421
Goetze, T. J. 188 Meserole st... C. Freese. 250

HOUSEHOLD FURNITURE.

Ahern, M. 125 Cumberland st... S. I. Herschmann. 138
Balger, Thos. J. 45 Throop av... Alexander Bros. 132
Bass, Eliza A. 300 Union st... W. H. Van Vorst. (R) 1,500
Benjamin, M. 79 Union av... Whalen Bros. 177
Brown, Alice. 249 Hoyt st... Jordan & Moriarty. 136

MISCELLANEOUS.

Blanthorn, Robert and Lewis K... John Kraus. Wagon. 75
Bruggemann, A. C. 76 South st... Minna Lange. Confectionery, &c. (R) 500
Bohanna, J. Foot of 12th st... Cath. Bohanna. Horse and Wagon. 300
Brainard, Julia A... Warren Brown. Dredge Saratoga. (R) 614

Table of advertisements and bills of sale. Includes entries for Poehlman, C. 554 Flusling av... S. Joyce. Ice Box. Quincy, Wm. H., and Wm. B. Nassau. 26 Court st... Banks & Brothers. Books. 188

Table of advertisements and bills of sale. Includes entries for 19 Dugro, Jacob W.—Hiram Sammis. 176 20 19 Doying, Ira E.—Clarissa E. Brown. 1,066 96 19 Duffy, Edward—Isaac Sommers. 582 83

Table of advertisements and bills of sale. Includes entries for 24 Kavanagh, Andrew J.—T. F. Gallagher. 589 12 25 Keogan, Thomas—W. E. Maginn. costs 99 27 25 Karwice, Rudolph—Sidonis Schrammecke. 122 50

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Table of judgments for New York City. Includes entries for April 19 Abraham, Benjamin—Simon Macks \$337 88 19 Adams, Sophia W., individ. and as admrx. W. Williams—J. B. Johnson. 113 07 22 Alexander, James—Adolphus Liebenroth. 473 93

Table of judgments for New York City. Includes entries for 25 Exstein, Hiram—Alexander King. 104 71 21 Fox, Herman—Abraham Steers. 70 38 22 Friedmann, Ludolph—Simpson, Hall, Miller & Co. 201 45 23 Flynn, Dennis—J. J. Nagle. 46 27

Table of judgments for New York City. Includes entries for 23 Mildeberger, Henry D.—T. F. Gallagher. 487 57 23 Morris, Theodore—Agnes Booth. 1,518 67 23 Murphy, John—S. J. Goldsmith. 205 28 23 Maurer, Rigina—Henry Myers, Marshal, &c. costs 115 25

Table of names and amounts, including entries like '19 the same—the same... 71 15', '19 Stransky, Solomon—F. W. Miller, exr. C. Miller... 3,326 44', '21 Stack, Michael—Leander Thorne... 69 80', etc.

Table of names and amounts, including entries like '22 Weber, Albert—Carupbell Printing Press and M'fg Co... 340 55', '23 Wendell, Frederick C. } Frederick Michels 144 96', '23 Wilson, Annie E.—J. W. Melick... 71 87', etc.

Table of names and amounts, including entries like '18 The Johnson Street Methodist Episcopal Church, Brooklyn—J. Leary 449 14', '18 The Jewell Milling Co.—M. Stevens 104 49', '19 The admrx. of Timothy Murray, dec'd—L. Lang... 95 00', etc.

KINGS COUNTY.

Table of names and amounts under 'KINGS COUNTY.', including entries like 'April 21 Alexander, James—T. M. Spelman... \$997 68', '21 Amschel, John—J. Zuckerman... 656 87', '21 Abbott, George B., Public Admr. in Kings Co., admr., &c., of Ellen Gearing, dec'd—M. A. Burke... 176 47', etc.

SATISFIED JUDGMENTS.

NEW YORK

April 19 to 25—inclusive.

Table of names and amounts under 'SATISFIED JUDGMENTS.', including entries like 'Alden, William H.—G. G. Wood. (1832)... \$260 52', '*Austin, James A.—P. H. Sumner, trustee, &c. (1833)... 4,751 63', 'Brooks, Henry S., Daniel H., John, John E. and Clarence—Adeline M. Brooks (1833)... 3,963 64', etc.

Table listing various real estate transactions and mortgages in Orange County, including names of parties, addresses, and monetary values.

Table listing various real estate transactions and mortgages in Hudson County, including names of parties, addresses, and monetary values.

HUDSON COUNTY.

Table listing various real estate transactions and mortgages in Passaic County, including names of parties, addresses, and monetary values.

Advertisement for PORTLAND CEMENT featuring the HANOVER brand logo and LIMMER ASPHALTE MASTIC, including contact information for A. KLABER, Steam Marble Works.