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TERMS.

ONE YEAR, in advance....\$10 00.

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A CHAPTER ON ARCHITECTURE.

Much has been written respecting the want of a distinctive school of architecture in this country. It is complained that Americans are servile copyists, that we reproduce here architecture, both in our churches, our public edifices, and our private dwellings, which is adapted for other climates and for different environments. Many eminent architects thus are given as authority for criticising our churches and public buildings particularly as being anachronisms, and not being adapted to the religious idea to be expressed or the public use which the building is intended to subserv.

There is undoubtedly force in much of the detached criticism concerning architecture in this country, but it must be borne in mind that we are a composite nation; we represent no one race and no one religion. Our country, also, has every variety of climate. We have arctic cold, tropical heat; we have river bottoms, lake exposure, ocean fronts, as well as mountain sites, all of which demand a varying style of architecture. It was the peculiarity of architectural structures in the past that they represented the religion eras of distinctive faiths, or in their domestic architecture embodied certain marked climatic peculiarities. Grecian architecture, as evinced by their temples, was based upon the sacrificial character of their religious ceremonials. A polytheistic religion, the offering up of sacrifices, was fitly symbolized in the Corinthian, Doric, and Ionic orders of architecture, and particularly in their temples. These were not intended for singing or speaking, but for spectacular ceremonials. Again, the Gothic style of the Middle Ages represented the Catholic ideal, the best specimen of which—the famous Cathedral of Cologne—shows that there was this advance upon the ancient architecture that it was intended for the performance of the mass, in which spectacle was united with singing and choral music. Hence the fretted vaults and cells where music “lingered on as loth to die.” The temples of Egypt, Ninevah and Babylon were symbolic of the religious idea to be expressed, and each had its appropriate characteristic. The faith of Islam is also typified by the domed and minareted mosque. But, properly speaking, our modern architecture typifies no special religious creed; or rather it represents, with the religious ideas of the past, many modern improvements and variations.

We have in this age numerous and diverse creeds, consequently our places of religious observances extend from the ordinary meeting-house through all the ranges of the architectural gamut. Thus while some are adapted merely for speaking, others are arranged so as to be conformable to the requirements of the choir, the organ, the mass and the ritualistic spectacle.

In like manner, a great deal of ignorant criticism has been wasted on our public buildings, and accordingly the Post-office of this city, on account of its composite character, has received its share of opprobrium. Very eminent architectural authorities, among whom, we believe, may be mentioned Leopold Eidlitz, have declared that it was a monstrosity, inasmuch as it combined a great number of diverse ideas, ranging all the way from Grecian, Roman and Mediæval ideas of architecture down to the present day, and including the inevitable Mansard roof. Nevertheless, to the ordinary mind the new Post-office seems to be a magnificent building, well proportioned, appropriate, and an ornament to the city, however it may violate such canons of the art as are laid down by Mr. Eidlitz and other critics. In truth, there is a theory of development in architecture as well as in nature. The human embryo and fetus pass through all the inferior forms before reaching that of man. As the fish, reptile, and mammal precede the type of man, and as man embodies all preceding forms of life, so in architecture does the modern public edifice represent all previous ideas in architecture; and hence what may seem incongruous to the mere critic, who has not grasped this idea of development, and who judges each type of architecture by its own narrow rules, may be its chief recommendation.

The Corinthian or Doric temple would be manifestly out of place as a modern Custom-house or Post-office. Given the idea of the business to be performed, it is competent for the architect to draw from all preceding styles of architecture, and so long as there is a harmony of ideas in the work he deserves commendation, instead of adverse criticism. Modern architecture is a good deal like the modern orchestra as compared with the viol or flute of the ancients. It includes a great many different instruments, instead of a single dulcimer, on which to express harmonic thoughts. So in our edifices, it is quite proper for us to have the Swiss chalet, the Tuscan villa, the Roman country house, the Elizabethan cottage, the only restraint being that each style of house should be fitted to its environments. Thus it is evident that such a style of villa as may be fit for a seashore is not best midway up a mountain, and that what would add beauty to a prairie would be manifestly out of place on the shores of a river or a lake. It is the inappropriateness of the locations very often which makes our architecture incongruous; but

we insist that every variety of dwelling known to the Old World or the older civilizations could be utilized in this country, where we have such an immense variety of natural scenery. Our modern Protestant faiths have developed the meeting-house, the best examples of which are seen in churches like those of Mr. Beecher and Mr. Hepworth, which are intended simply for the convenience of the audience in seeing and hearing the ministers, and not at all for spectacular displays. The Corinthian, Doric, or Ionic temple would be out of place as a Protestant meeting-house, as they were not intended for sound, but for sight—for the offering up of sacrifices, and not for the ministrations of an eloquent preacher. It is in this regard that we show our incongruous and unformed tastes—a mere imitation of edifices constructed for a different purpose, and embodying a distinctive religious idea. We may recur again to this subject; but it is evident that we in this country demand an eclectic school of architecture, and that any critic who objects to the composite character of our public edifices, or the great variety of ideas which the best modern work justifies, is behindhand in the higher principles of his art. Mr. Eidlitz himself, in his Synagogue on Fifth avenue and the new Dry Dock Bank, wisely departs from the rules he is in the habit of laying down touching the work of other architects. His best work is where his theory is not associated with his practice.

A HINT TO BANK OFFICERS.

Why cannot we have a bank edifice intended for the comfort and convenience of the people who patronize such institutions? Gentlemen who have occasion to deposit money, or to transact business with the cashiers or tellers of banks, are compelled to do so at the sacrifice of their self-respect. Every person who deals with a bank is treated as a possible thief. If he wishes to deposit money, he must do it through a hole where he hands it to the teller, who is guarded by glass and wire, so as to offer no chance for possible courtesy. Likewise, in handing his check for money, he is treated as if he were a possible thief; hence, we think, has grown up the reprehensible practice of allowing porters and office-boys to deposit moneys and receive large sums intended for the firms to which they belong. No man with any self-respect wishes either to deposit money himself or receive it from a bank. There is a sense of humiliation in being treated as if you were a rogue in all your dealings with the bankers you patronize. It is of course desirable and inevitable that banks should deal with persons whom they do not know with a great deal of reserve and positive suspicion; but surely the gentlemen who are in the habit of leaving large sums of money on deposit deserve somewhat better treat-

ment than the stranger or office-boy. In the magnificent buildings which are erected could not some attention be paid to persons who wish to transact business with the bank? Could not they be ushered into a room, and messengers employed, who would take their money or hand them the bills in return for checks, without their being compelled to stand in line with a lot of office-boys and porters? When one sees the money that has been spent on banking houses in this city, and notices the gorgeous apartments which the officers of banks provide for themselves, and the contemptuous manner with which they treat their customers, it is no wonder that there is much dissatisfaction felt with the banks.

The National banks have made large profits during the paper-money era—money they have put into costly buildings which will never pay anything like a fair interest on the investment. There may come a time when banks will feel the necessity of dealing more generously with their customers—those who build up their fortunes and make their profits. Perhaps in some bank building of the future it will be made a matter of thought how the convenience of the patrons of the bank can be consulted. These mean, suspicious and hateful contrivances are clearly out of place also in the dealings of banks with women. Injustice is done men nowadays by allowing women to draw or put money in the bank out of their turn. There is no reason why ladies or gentlemen dealing with banks should not be treated with as much consideration as they would be in the parlors of a private house. Less money, Messieurs Bankers, spent on your buildings, and more comfort and consideration for your patrons!

A MEASURE OF REFORM.

To the Editor of the Real Estate Record:

Sir: I think there is subject matter for thought in your plan of utilizing the tax-payer. A recent visit to Albany explained to me why so many good bills are thrown out, while so many bad bills are passed in our modern legislative bodies. Everybody's interest is nobody's care. The tax-paying class has no centralized organ or agents which can bring their influence to bear directly upon the legislators. Take the case of an honest representative from your city: He finds himself a legislator for the first time, and wholly unacquainted with the ways of doing business here in vogue. Some of his constituents, perhaps some personal friends, desire his assistance in passing certain measures through the Legislature. He proposes his bill, and it is referred to the appropriate committee. But to pass it, unless he can secure the favor of some party leader to put his bill forward, he finds that he must vote for some measures which are of doubtful propriety, or which may even be manifestly corrupt. He resists as long as he is able; but he sees other members like himself compelled to vote for measures of which their consciences disapprove, and to vote against laws which are really needed by the State. Then he is tempted on every side. The public proper has no representatives in the lobby; but he finds Disbecker, Depew, Barber, Phelps, Van Nert, and scores of other active, energetic men, who are interested in railroads, corporations and local rings, acting on behalf of county treasurers or New York controllers, and the temptation is constantly before him to give

his vote for objectionable measures, or perhaps to withhold it from perfectly fair measures, because the selfish interests of the community are organized, are in a high state of efficiency, know the representatives, and have all the persistence which sordid and selfish interests invariably command when contrasted with a merely disinterested public opinion. Now, it struck me, in reading your article, that perhaps you have found a means of correcting these nefarious influences in our legislative bodies. The press might be made effective if the young men sent here to represent it were equal to the situation. But they are generally mere writers and reporters—young men who have a living to make, who are perhaps capable of making up a sensational dispatch, but who lack altogether both the public spirit, the interest, the disinterestedness, and the brains to throw light upon the amount of wickedness done or sought to be done, and who have not the power to help forward those public measures which are intended to benefit the community at large. You suggest that the tax-payers of New York be charged with the duty by law of examining every bill and claim presented to the city, with the view of utilizing the selfish interests of the tax-payer in preserving the city's treasury from being robbed. No Controller, you argue, however honest or energetic, could begin to have the keen personal interest in protecting the city treasury that the men have who are obliged to foot the bills.

Now, why should not this machinery be applied to the State? At present, the ordinary legislator is set upon by all manner of interested influences to do or not to do certain things which may help or hurt great material interests. There is no public opinion to sustain him if he stands firm in his integrity, and no public criticism which he dreads should he vote on the wrong side of any measure. But a State board of tax-payers, having its accredited agents sitting in perpetual session, watching zealously every movement made by those who would advance private interests at the expense of the public good, would, it seems to me, permanently introduce that era of reform about which so much has lately been said. This same machinery, having been tested in our local affairs, and then in the State, might afterwards be applied to national affairs; and in addition to the represented Congress, there might be at the capital of the nation a congress which would act as the correctors of the malign influences which now surround the national capital. Hoping that your appeal to Wm. M. Evarts and the commission of eleven will be heeded, and that tax-payers generally will interest themselves in having this matter at least tested,

I remain yours, JUSTITIA.

BOOK NOTICES.

A Treatise upon the Principles Governing the Acquisitions and Enforcement of Mechanics' Liens. By S. F. KNEELAND, Counselor-at-Law. 8vo., 520 pp. McDivitt, Campbell & Co., publishers.

This work is a welcome aid in a most unwelcome subject. There is, perhaps, no branch of the law so little understood, and hence so much abused in the profession, as that of mechanics' liens. Although half a dozen different localities in this State are governed by separate and distinct acts, and the statutes of no two States are in all respects similar, yet certain general principles of law run through the several statutes that apply, with certain exceptions, to them all. Part I of this work treats fully and clearly of these general features of the law, under the title of "The Elements of a Lien."

Part II is entitled "The Perfection of a Lien," and gives with great particularity the provisions of the New York City Act of 1875, the Kings and Queens' Act, and the General or "State Act," which includes the balance of the State, excepting Rensselaer County, Onondaga County, and the City of Buffalo. The practice under the three former Acts is given, with the forms applicable thereto. Part III is made up entirely of the statutes, past and present, under the several Lien Acts of this State.

Mr. Kneeland is a terse, careful writer, and some of the chapters in the present work, notably Chapter XIII on "The New York City Act" of 1875, and Chapter VI on the "Defense of Payment," evince much genuine talent.

We shall have occasion hereafter to discuss an exceedingly important query raised by the author as to the necessity, in passing title to property, of examining into the conditions of building contracts, to ascertain whether there are inchoate liens that may be subsequently filed against the grantee.

A Treatise on the Law of Manufacturing Corporations. By JOHN F. BAKER. Pp. 290. For sale by Diossy & Co.

No similar work to the above has before been compiled, and the author claims to have set forth all the adjudications on the law of manufacturing corporations. He states that the large number of amendments to the original act which have been passed from time to time required careful discrimination in order to ascertain the law as it is; and no little care has been exercised in applying the authorities under the proper division of the law, so that the practitioner may be able to readily ascertain and grasp the subject matter treated of with comparative ease. The new act passed in 1875 to provide for the organization and regulation of business corporations is also incorporated in the work, and well-drawn forms for the formation of manufacturing and business corporations are added in an appendix. Not only lawyers, but also all corporations, should provide themselves with a copy.

MARKET REVIEW.

REAL ESTATE MARKET.

Foreclosure sales are somewhat declining in number, and a few weeks' further advance in the season will show that we have passed the bulk of legal sales, so called. As they are an incubus on the market, their absence will not be regretted, and then will come the time when actual values of real property can be gauged. We are supported in this opinion by capitalists, who prefer to wait a little longer—at least, they say, until the Presidential nominations are made. The community will "discount in advance" the election, and make up its mind as to the man who is to lead us once more into an era of financial soundness, commercial prosperity, and political integrity, and, while "discounting in advance," capitalists will shape their investments accordingly. So far as the real estate market is concerned, it is believed in many quarters entitled to respect that we are nearer a recovery to-day than at any time since the "noiseless panic" set in, and, if the legal sales decline in the same ratio as they have during the past ten days, there will be a chance of disposing of properties that have been studiously kept off the market during the past eighteen months.

Of private sales we hear that Messrs. Ludlow have sold during the past week No. 238 Madison avenue, for \$85,000, to Mr. Havens, Mr. Stewart's old tenant, he being compelled to surrender his premises to Mrs. Stewart, who, it is rumored, will vacate the marble mansion for the benefit of Judge Hilton.

The following is a complete list of sales at the Exchange during the past week:

Baxter st., e. s., 135.2 n. Park st., five-story tenement and lot, 25x100.6, to John W. Andreas...	\$17,000
Baxter st., e. s., 160.2 n. Park st., same style, building adj. above, lot same size, to same....	16,950
Baxter st., e. s., 185.2 n. Park st., four-story brick building and lot, 16x100.6x12x100.6, to James Cassin.....	9,000
Boulevard, n. e. cor. 135d st., plot 509.8x135x 516.8x67.9, to Soln Loeb, Plaintiff.....	48,000
Christie st. (No. 142), w. s., bet. Broome and Delancey sts., house and lot, to G. F. Johnson.....	10,500

High Bridge road and Av. A, Fordham, two-story frame house and plot, 130x255x125x300, 24th Ward, to Wm. White.....	2,000
James st. (No. 67), w. s., bet. Madison and Oak sts., two-story brick house and lot, 23.1x100 to Plaintiff.....	7,750
Rivington st., s. w. cor. Willett st., four-story brick house and lot, 25x63, to A. Simon.....	10,550
Suffolk st. (No. 53), bet. Grand and Broome sts., house and lot, 25x100, to H. H. Brown.....	9,000
Willett st., w. s., 63 s. Rivington st., two-story brick houses and lots, each 18.6x50, to John G. Weber, \$8,350 each.....	16,700
Willett st., n. s., 150 s. Rivington st., four-story brick house and lot, 25x100, to Henry M. Ahrens.....	7,300
Willett st. (Nos. 59 and 61), w. s., between Delancey and Rivington sts., two houses and lots, 60x100, to Plaintiff.....	12,450
First st., n. s., 34.4 e. 2d av., 4 houses and plot, 93.5x171x100.5x66.6, to Jos. A. Adams.....	34,600
Third st., s. e. Washington av., Morrisania, 23d Ward, two-story and attic frame house and plot, 35x300, to Republic Fire Insurance Company.....	2,000
Thirty-ninth st., n. s., 225 e. 10th av., house and lot, 25x98.9, to Plaintiff.....	10,425
Fifty-sixth st., n. s., 553 s. 1st av., three-story and basement brown stone house and lease of lot, 20x71.7 (lease from Nov. 1, 1870, 19 years, at \$240 per annum), to Peter Goelt (Plaintiff).....	5,340
Fifty-seventh st., n. s., 16 e. Lexington av., house and lot, 17x80.5, to J. J. Temple.....	15,523
Seventy-ninth st., s. s., 300 e. 10th av., 2 houses and lots, each 16.8x102.2, to Plaintiff, for \$5,550.....	11,000
Eighty-sixth st. (No. 14 East), three-story and basement brown stone house and lot, to A. Deurke (Plaintiff).....	5,000
One Hundred and Twelfth st., n. s., 136.3 e. 4th av., two-story and basement brick house and lot, 18.9x100.11, to John Hagan.....	4,100
One Hundred and Thirteenth st., n. s., 345 w. 3d av., two-story frame house and lot, 25x100.11, to M. McGuire.....	2,500
Prescott av., s. w. cor. Nichols pl., Dyckman estate, plot 302.11x183.4x220.5, to J. R. Vanderveer.....	6,893
Nichols pl., adjoining above, plot 51.9x202x54.3x230.5, to same.....	2,192
Union av., Tarrytown Heights, e. s., s. Court-house road, 1 plot, containing 62,272-1,000 acres, at \$200 per acre, to H. Egan.....	12,455
Court-house road, s. s., w. Union av., plot, containing 6,592-1,000 acres, at \$180 per acre.....	1,185
Court-house road, n. s., opposite Union av., plot containing 14,830-1,000 acres, at \$150 per acre, to Mr. Hoyt.....	2,225
Av. B (Nos. 133 and 135), e. s., 70.6 s. 9th st., 2 three-story and basement brick houses and plot, 47x93, to Wm. Johnson.....	19,200
First av., w. s., 81.10 s. 116th st., house and lot, 20x70, to D. Odell.....	7,200
Third av., e. s., 61.7 1/2 s. 79th st., building and lot, 20.3 1/2x85, to Plaintiff.....	14,700
Sixth av., s. w. cor. 126th st., four-story brownstone house and lot, 20x75, to Citizens' Savings Bank.....	14,500
Sixth av., w. s., 80 s. 126th st., 3 four-story brown stone houses and lots, 20x75, to J. Hanscomb and Wm. Powers, \$12,000, \$11,950, and \$11,675 respectively.....	35,625
Tenth av., w. s., bet. 123d and 124th sts., eight lots, 200.10x100.....	
Tenth av., s. w. cor. 123d st., four lots, 100.11x100.....	
to Soln Loeb.....	29,000

Total amount of public sales since our last issue.....\$402,863

BUILDING MATERIAL MARKET.

BRICK.—Although the market is still mainly dependent upon old stock, the production may now be said to have fairly set in, and as soon as they can do so, manufacturers will be forwarding new brick. The feeling here among receivers and dealers seems to favor the idea that a considerable number of brick will be wanted during the summer; but that much of addition to cost will be apt to check demand. The combination of manufacturers has thus far worked fairly in regard to the commencement of making; but it will be found more difficult to regulate the supply to demand, and herein will the trouble arise. The safest policy seems to be to let stock come right along steadily as it is ready for market, and accept the ruling prices, provided no positive loss results therefrom. During the past week the turn has been against the selling interest, and prices ruled slack on all grades of hard. The weather was somewhat against outdoor work; but aside from this the demand at the best was moderate, and stock could not be moved until favors were shown. The rush of old work is now about over, and new jobs have not got along sufficiently as yet to require much stock. The injunctions against the rapid-transit railroads considerably restricts the sale of brick, large numbers of which were required in the formation of foundations for the posts. One or two "pet" makes of "Bay" have been held for \$7, but \$6.50 has been difficult to reach except on the best, and \$6@6.25 were nearer the average selling rates. "Up-river" have ruled at about \$5@5.50 per M. We learn of a lot of new Long Island offered during the week at \$5.50 per M, quality not choice, but the brick good and strong. Pales have been fairly active, and relatively somewhat firmer than hards, though \$2.75 is about an outside rate, with \$2.50 more general. In a few cases \$3 has been reached. Fronts remain about as before, values ruling steady on all grades, but the

general business without much animation. We quote: Pale, per M, \$2.50@3; Hards, Up-river, \$5@5.50; Haverstraw Bay, \$6@6.75; Fronts, Croton—brown, \$10; dark, \$11; red, \$12; Philadelphia, \$23@27; Baltimore, \$34@38. Yard prices, delivery included, \$2@3 higher on ordinary, and \$5@6 on fronts.

A Treasury decision has been made as follows: "In the appealed case of Messrs. Miller and Coates from the decision of the Collector at New York, in assessing duty at the rate of 40 per cent. *ad valorem* on certain glazed encaustic and paving-tiles, the importers claiming the tiles are entitled to entry at the rates of 35 per cent, and 20 per cent. *ad valorem*, respectively, the Secretary of the Treasury sustains the appeal, and orders a readjustment of the entry accordingly."

CEMENT.—The market for Rosendale remains steady and without decidedly new features. From the Eastward the orders have fallen off somewhat in some cases, but rather increased from other points, and an average outlet is thus kept open for stock. Shipments have also been made from the creek "up river" to a moderate extent. The local call shows some irregularity, but on the whole runs fair, and nearly all manufacturers or their agents talk encouragingly. We continue to quote \$1.10 on the "creek" and \$1.20 per bbl. here. Foreign descriptions are firm and in good demand, and all the leading descriptions, such as English Portland and Roman, French Portland, Lime of Teil, etc., are sold close up. The bulk of the current arrivals are delivered on previous contract, and any surplus finds immediate customers. We quote, from pier and yard and according to brand, as follows: Portland, \$3.50@4.25; Roman, \$3.50@5; Keene, \$3@3.50 for coarse, and \$12@12.50 for fine; Martin's, \$7@7.50 for coarse, and \$11@11.50 for fine; La Forge, Portland, \$4.10@4.25; and Lime of Teil, \$2.85@3.

GLASS.—For French window glass there has continued some demand of a spasmodic, irregular sort of character, with now and then promises of reaching a very fair aggregate. The movement, however, is not as altogether satisfactory, and many of the trade are inclined to complain over the slow development of business. Nominally the price remains at 60 and 10 per cent. discount, as settled upon by the meeting of importers; but concessions have been made down to 60 and 20@60 and 25 per cent., and good prompt cash buyers, it is said, can do even better. English glass is quiet and steady. Polished plate meeting with some demand; but the supply ample, and prices rather favor the buyer. American window glass is also in an unsettled condition, and prices not very strong. There seems to be a fair sort of business doing; but buyers are by no means anxious operators, and in pretty much all cases confine their orders to known and immediate wants. About three or four months ago we revised our figures thoroughly, giving pretty close to the actual selling rates; but as most of the trade make their contracts on the basis of a higher list, we restore quotations. About 70@75 per cent. discount from the revised figures are nominal quotations, but good buyers can do better.

HARDWARE.—Business generally continues slow and uncertain, and the market without any attractive features. Local jobbers and retailers are taking in a little stock, and they complain of a moderate indifferent consumption, and handle only enough for immediate wants, while the out of town distribution is principally on mail orders, few buyers making a personal call. As a rule, values are about steady. Sargent & Co. have made some changes on their list, from which we select the following: Galvanized awning hooks, 75 per cent. discount; change the list of 6 and 8 inch bolts, Nos. 490 and 40, that were added in February discount pamphlet, as follows—No. 490, 6 inch, \$8.85; 8 inch, \$9.60; No. 400, 6 inch, \$8.85; 8 inch, \$9.60, 70 and 10; No. 40 loose pin butts, 42%; change list of Sharp's patent heavy strap hinge, 6 inch, to \$9.70—per dozen pairs, 50; washers, 1/2x1 1/2; 3/4x2 inch, 75 and 10; Scandinavian padlocks, change list of No. 106 to \$11; 108 to \$13.25—39%; patent roller sheaves, 16 2-3 and 2; Sargent's blind hinges, 70 and 5; Van Sand's blind fasts, No. 3, 705, 16 2-3 and 5; Chapin's planes of all kinds, 30; Chapin's molding planes and plows, 30; rivet sets, 10; No. 50, prunning shears, list, changed to \$8; screw rings and curtain rings, 50; glue pots, 20 and 10; blacksmiths' bellows, 22 1/2; pump chain, 25; belt hooks, 60; cork lined faucets, 65—10 per cent. extra discount for prompt cash. The Russell & Erwin Manufacturing Co. have reduced the list on "S" and diagonal Baxter wrenches as follows: On 4-inch to \$5; 6-inch, \$7.50; 8-inch, \$10; 10-inch, \$15; 12-inch, \$20; 15-inch, \$25—the discount remaining at 20 per cent.

LATH.—The consumption of lath this spring has been fair, but has scarcely come up to calculations, and the market has not the vitality and buoyancy expected, though for some few weeks there has been a fair amount of strength shown on the comparatively small run of supplies. A very few cargoes, however, satisfy the market just now, and dealers in nearly all cases, but more especially among our city trade, keep their orders down as low as possible, and are generally sure of an early distribution when they indulge in a purchase. Since our last the turn has been entirely in sellers' favor, the offering hardly balancing the demand, and the indications of strength noted a week ago have developed into a positive advance. As we write the ruling rate is \$1.70 per M by cargo, and this, if anything, is low, receivers generally asking at least 5c. more, and not offering much shape.

LIME.—The general market keeps along in about the same uniform condition on the general features as noted for some time past. The demand is not active, but supplies have been so closely calculated to the outlet that

a surplus offering seldom occurs, and the wholesale market keeps closely sold up. The Eastern kilns are, we understand, being run with much caution, manufacturers finding nothing to induce them to increase the production for the present. The North River brands have thus far this season failed to accumulate, and on certain outlets the business is free, with indications that a little more stock could be used. Prices are still without variation, and nominally steady. We quote: Rockland at 90c. for common, and \$1.25 for finishing; North River, 80c. for common, and \$1.25 for finishing.

LUMBER.—The "strong signs of improvement" of which a portion of the trade have been talking, and which some of the New York correspondents of interior journals have been endeavoring to make capital, do not seem to amount to much as yet, and indeed have not been discovered by the majority of dealers. As we have noted, there has been some increase of business during the past three or four weeks, and it is reasonable to expect further additions with the progress of spring and summer; but nothing really active or brilliant has been shown, and there is scarcely a basis upon which to build hopes of any such state of affairs. Our canvass upon the situation has been close, and we find nothing to indicate more than a fair demand on local account for either building or manufacturing purposes, and a somewhat doubtful call for export, except possibly on a few special grades. The truth is, there has been too many of the trade who have calculated upon a full and general revival of business "all at once," and every little indication of life has been immediately magnified into the precursor of immense orders to follow. The average of dealers, however, have learned a lesson through the disappointments of the past two years calculated to make them cautious about accepting supposed indications of a more favorable condition of affairs, and nothing but a bona-fide sale is now considered a convincing argument that buyers intend operating. In short, in this section of the country, beyond the ordinary slight increase of distribution sure to arise with the more open weather, and a few lots going on board for export, the general lumber market in a wholesale way is just about as dull as ever, and really shows no positive signs of improvement. A dispatch was recently received in this city from Montreal (Can.) as follows: "The lumber trade to the River Plate is greatly depressed, owing to the unsettled state of affairs in Uruguay and the Argentine Republic. Three years ago at this time fifty vessels had been chartered for this trade, while this year not one has been chartered, and the prospect now is that a few may be taken at mid-summer at low rates."

Eastern spruce has continued about firm, and met with a very good demand, compared with the amount of stock offering. Buyers, however, cannot be considered as in large attendance or particularly anxious to handle supplies, except as current necessities may require, and seem to have influence enough to check any advance. There is still much talk about the wonderful exertions about to be made at the eastward to keep supplies back; but our dealers seem to take the matter very cool, and generally assert that they will wait until something of the kind actually takes place before allowing themselves to believe that prices can be greatly advanced. Quotations about \$12.50@14.50 per M for random cargoes, \$15@16.50 do. for specials.

White pine, without showing any great amount of animation, may still be written as in fair demand, and in odd lots quite a little stock is moving. Local and near-by shipping orders, some few invoices leading to meet a direct foreign demand, all combine to form the outlet; but calls from any source at present are considered as somewhat precarious, and holders are meeting the demand readily at about former rates. The stock on hand remains full for the season, and is very well assorted, though a few complaints have been made of a scarcity of good wide shipping lumber. We quote at \$20 per M for shippers, 10 inch and upwards; \$17@18 do. for do., 10 and 12 inch; and \$15@16 per box, 8 and 12 inch.

Yellow pine is less active. There is no demand at all for randoms, and receivers dread the arrival of such as likely to prove unsatisfactory to all concerned. Specials are less sought after, most of the wants in this line having been met, and the export call also appears to be less active. Values remain nominally unchanged, but are without any great amount of strength, and the offerings of supplies continue ample at all the leading points at the South. We quote random cargoes at \$18@20 per M; ordered cargoes, \$21@25 do.; green flooring boards, \$23 do.; and dry do. do., \$25 do.; step plank, as step plank, at \$25.50@26 per M. Cargoes at the South, \$14@16 per M.

Hard woods continue moderately active, and the market, as a whole, is dull. Some few calls for choice black walnut come from home sources, and there is also said to be a show of interest among exporters, but no heavy movement. We quote: Wholesale value by car load, at about \$75@80 per M for the finest walnut; \$50@60 do. for common do.; \$35@40 do. for ash; \$38@40 do. for white-wood; \$35@38 for oak, and \$55@65 for cherry; \$55@65 for butternut, and \$35@40 for hickory.

Among the retail dealers reports do not show much change from the past three or four weeks. Business has an irregular sort of tone, and cannot be depended upon, yet in various odd lots a considerable amount of stock goes out, and being mostly for prompt cash, makes an acceptable movement considering the times. The economy of buyers and the constant call for cheap stuff has permitted the running out of a great many irregular parcels, and by this means are getting yards cleared up, and bringing stocks into better and more uniform shape.

Among some of the recent lumber charters we note the following: A schr., 391 tons, from Portland to the Clyde, deals, 65s.; a Br. bark, 719 tons, from St. John, N. B., to Dublin, 71s. 3d.; a schr., 381 tons, from Darien to Lisbon, hewn timber, 42s. 6d. per load; an Am. brig, 273 tons now at Boston, from St. John, N. B., to Arklow,

deals, 76s.; a schr., 125 M lumber, from Savannah to Ferrol, Spain, \$17 gold; a schr., 127 tons, hence to Brunswick, \$150, and back with lumber \$6: a brig, 202 tons, from Brunswick to New York, lumber, \$6; a schr., 190 M lumber, from Jacksonville to New York, \$6.25; one, 180 M lumber, from Bucksville to Thomaston, \$7.50; one, 185 M lumber, from Pensacola to Philadelphia, \$8, or New York, \$9.25; one, 250 M lumber, same voyage and rates.

General Lumber Notes.

—The Bay City *Lumberman's Gazette*, in its weekly comments on the situation, reports as follows:

The past week has been one of the quietest the trade of the Saginaw Valley has ever experienced. With a larger than usual number of strangers in the valley, we have not heard of a single sale of lumber, although several are hinted at, but in a manner which will not warrant our quoting them as authority, designing, as we do, to give no quotations which will not be a true index of the market. Negotiations we do not regard as such authority, consummated agreements alone being the true basis. Better grades are still firm at \$6, \$12 and \$35; inferior, which constitutes nearly if not quite the entire stock of old lumber on docks, is held at \$5½, \$11 and \$30, with a few lots open to a bid of \$5, \$10 and \$30. Navigation is fairly open, although vessels to Chicago find a difficulty in getting through the ice fields at the Straits of Mackinaw, and vessels to the lower lakes still continue to report ice in Lake Huron. But little lumber is moving, as may be gathered from our freight quotations, which indicate a figure as low, if not lower than the lowest of last season. The heavy floods in the river tributary to the Saginaw have subsided, although not to an extent which enables the sorting and rating of logs at the distributing booms. We hear of no further disaster to booms in any of the country adjacent to the Valley. Shipments by rail appear to be quiet up to the average. From abroad come varied accounts of the state of trade. Some of our Western exchanges speak of a trade which renders it difficult for yard men to keep up their supplies. By contrast, the East and Ohio speak despondingly. It is no doubt the truth that east of the Hudson River the feeling of depression is excessive, while west of that stream the feeling becomes more buoyant as we go farther. It is to be acknowledged that as yet no such buoyancy was hoped for as being realized in any quarter, unless in the Mississippi region above referred to. Still we do not think the bottom has wholly dropped out, and believe that as the weather gets warmer and the roads become settled, enabling farmers to draw needed supplies, that an improvement will be manifest. We still reiterate our expressed conviction that, unless the demand prove much lighter than last year, the light stocks on the docks and in the streams of this region at the close of navigation will evidence the truth of our figures, heretofore given regarding the log crop of the winter. We are greatly gratified at the oft-repeated assurances given us by our readers from abroad when visiting the Valley, that they find our weekly comments and conclusions are borne out by facts as they find them. It is this reputation for fair and honest comment which shall be a reliable guide to our readers everywhere, for which the *Gazette* will continue to strive.

—The regular market reports of the *Gazette* are as follows:

BAY CITY, Thursday, May 4, 1876.—We have nothing to add to our weekly comments. The market is excessively dull. A few of the mills are running, but the majority, having no stock in boom, awaiting the operations of the river-running for supplies. Freights—none offering.

CHICAGO, May 2, 1876.—Some dozen cargoes were offered on Saturday at the docks, but only a small number of buyers were on hand, and the market dragged, and less than half a dozen cargoes changed hands. The receipts were quite liberal, considering circumstances, during Sunday and Monday, but buyers hold off, and seem inclined to force prices even lower than they now rule. The weather is still very cool and cheerless for the time of year, and this, possibly, coupled with the fact that prices are very low and the demand limited, and the planting season at hand, positively restricting what would have been, under different circumstances, a good interior demand, will cause the trade to drag for some time yet. Green Bay is now open for navigation, and receipts from that section will soon begin to arrive. We quote cargoes as follows:

Buffalo, May 1, 1876.—“And yet no sail,” the ice in the Bay, as far as the eye can reach, being as formidable, to all appearances, as at our last writing. The most that can be said of the market is that there are more inquiries for stock. Sales have not been large during the week. On the contrary, the trade complain of unusual depression for this time of year. It is hoped that the opening of navigation will bring with it some renewed activity. Canal freights will open very low. After this report we shall quote freights to all principal points on the canal and to New York. The Erie will be officially opened on the 6th inst.

—There has been more square timber made about Eganville, Canada, this season than last year, but not so many saw-logs. The prospects of the lumber trade appear to be bright, which is encouraging after the severe depression of trade which affected all classes, which has scarcely ever been equaled.

—A correspondent of *The Northwestern Lumberman*, writing from Glen's Falls, N. Y., says:

The great reservoir where all logs pass into the Hudson from its many branches is located some three miles

above this place, and is known as the “big boom.” Two years ago this season, it contained, as nearly as could be estimated, above 200,000,000 feet of logs, and the arrivals were much greater during April and May than the departures. As the logs below were sawed into lumber, this reservoir was opened, and the first mill would stop all the logs, sort out their particular mark, and let the rest pass to the next place, where the operation was repeated until each had his own. At the present time the big boom does not probably contain over 75,000,000 feet, as some of the heavy manufacturers have retired (necessarily) within the last two years, and also at that time there was a large excess of stock, which had accumulated during the prosperous years following the close of the war. Lumbermen here are hopeful, and feel assured that we are near to a more prosperous time for the lumber business, probably basing their hopefulness and assurance on the fact that sometime there must be a change, and they assume that it cannot be for the worse. The market opens without any flattering improvement, but with a firm demand at ruling prices, and without any prospect of a very marked advance. Buyers have learned to be careful, and manufacturers have bought, and in many cases paid dearly for an extensive enlargement of their bump of cautiousness. The “hard times” have weeded out nearly all the smaller dealers, and weakened many who have assumed to be heavy weights. The logs are in the river, and the mills are built and furnished, and lumber will be manufactured and sold, although it should be at a net loss, as the loss of producing cannot be greater than the interest on the investment and the depreciation on logs lying in or out of the water, providing they “lay” instead of stand. So we are safe in saying the lumber business in all its branches will be continued at Glen's Fall during the years 1876 and 1877.

—The *Northwestern Lumberman* says: Concerning the condition of the drives throughout the northwest but little can be said at present other than that they are progressing as favorably as could be expected. Unless something not now anticipated intervenes, the streams will be driven clean, or as much so as they ever have been. Next week the *Lumberman* will endeavor to present an estimate of the new stock in the more important sections from the Upper Mississippi to Lake Huron.

Lumber freights in the Dominion open low. The *Ottawa Citizen* says: “We know of small contracts having been made at the following figures, a rate fully ten per cent. lower than last Summer's: \$1.50 per 1,000 feet to Montreal, \$3 to Quebec, \$2.50 to Burlington (the above rates are gold), \$3.50 to Troy and Albany, and \$4 to New York (U. S. currency).”

—The *Tonawanda Herald* of May 6 reports: Up to last evening eight boats had cleared from Tonawanda since the opening of navigation. Since the opening of canal navigation last Thursday, up to last evening 446,742 feet of lumber, 7,161 cubic feet of round timber, and 100,000 shingles were shipped eastward from Tonawanda by canal.

The following are the wholesale prices for lumber at the yards and planing mills:

ROUGH LUMBER.	
Uppers.....	\$38 00@40 00
Selects.....	25 00@ 28 00
Select common.....	18 00@ 20 00
Coarse common.....	12 00@ 14 00
Culls.....	10 00@ 11 00
DRESSED LUMBER—YARD SORTING.	
(In car lots, delivered on car.)	
Clear pine flooring, per M feet.....	\$33 00
First common pine flooring.....	20 00
Second common pine flooring.....	15 00
Clear bevel siding.....	24 00
First common bevel siding.....	19 00
Second common bevel siding.....	14 00
Clear Norway flooring.....	28 00
First common Norway flooring.....	18 00
Second common Norway flooring.....	15 00
Select and better, 1, 1½, 1¾ and 2, surfaced one or two sides.....	42 00
Pickings, 1, 1½, 1¾ and 2, surfaced one or two sides.....	30 00
Cutting up, 1, 1½, 1¾ and 2, surfaced one or two sides.....	24 00
Dressing, 9, 10, or 12 inch stocks, surface one or two sides.....	20 00
Barn boards, 9, 10 or 12 inch stock, surfaced one side.....	15 00
Coarse box, inch, promiscuous widths, surface one side.....	13 00
Culls, surfaced one side.....	12 50
Clear beaded ceiling.....	35 00
First common beaded ceiling.....	25 00
Second common beaded ceiling.....	20 00
LOGS AND ROUND TIMBER.	
White pine shingle timber, per M.....	\$15 00
White pine, common, per M.....	12 00
Large Norway.....	12 00
Small Norway.....	10 00
Culls.....	7 00
Spars.....	\$22 00@25 00
Oak.....	20 00@ 25 00
SQUARE TIMBER.	
Oak, best, per cubic foot.....	\$0 35
Pine, per cubic foot.....	0 20

—The *Chicago Inter-Ocean* of recent date reports as follows: Some seventeen cargoes of the different grades were offered on sale to-day, and this supply proved in excess of the demand, the bad weather checking the demand and restricting the attendance of buyers, there being very few present. Values were nominally at \$8 for joist and scantling, with some sales of partly dry at \$8.25. Strips and boards quotable at \$8@11.50. “A” sawed shingles, \$2.30@2.50. Closed dull. In the yards trade was rather quiet, but values were steady and without any quotable change.

—The *Savannah News* of May 6th contains the following:

TIMBER.—Few arrivals during the past week, but there is a large amount of timber in first hands. Market dull. Prices nominally as follows: Shipping timber, 700 feet average, \$6@7; 800, \$7@8; 900, \$8@9; 1,000, \$9@10. For mill timber prices rule about \$1 below shipping timber.

LUMBER.—Orders offering freely; mills are all full; no advance in prices. We quote: Ordinary sizes, \$15@17; difficult sizes, \$18@25; flooring boards, \$17@20; ship stuff, \$18@23.

EXPORTS OF TIMBER AND LUMBER FROM THE PORT OF SAVANNAH FROM SEPT. 1 TO DATE.

Coastwise.	Timber.	Lumber.
Baltimore.....	224,338	1,732,396
Boston.....	.....	916,969
Philadelphia.....	.....	3,372,083
New York.....	632,717	4,891,884
Providence.....	.....	2,303,685
Bath.....	11,268	1,049,124
Rhinebeck.....	.....	188,641
Camden, N. J.....	.....	161,952
Wilmington, Del.....	.....	344,771
Freeport, Me.....	.....	300,000
Georgetown, D. C.....	.....	380,920
Portland, Me.....	.....	302,270
New Haven.....	.....	273,703
Brunswick.....	.....	62,000
Hodgson's Mills, Me.....	115,187	.....
Bridgeport.....	.....	64,785
Elizabethport, N. J.....	.....	143,578
Bangor.....	.....	109,000
Total coastwise.....	983,510	16,573,320
Total foreign.....	4,493,687	9,131,533
Grand total.....	5,476,197	25,704,847

LUMBER.—Vessels are scarce and in good demand. To New York and Sound ports, \$5.50@6; to Boston and Eastward, \$6.50@7; to Baltimore and Chesapeake ports, \$5@5.50; to Philadelphia, \$5.25@5.50; to St. John, N. B., \$8 gold. The rates for timber are from \$1 to \$1.50 higher than lumber rates; to the West Indies and windward, nominal; to South America, \$18@20, gold; to Spanish ports, \$15 gold; to United Kingdom, timber, 39@40s.; lumber, £5@45 Gs. Rates from near ports, Brunswick, Darien, Fernandina, etc., are 25 to 50c. additional.

—A Glasgow trade circular of recent date contained the following:

It is a long time since we experienced such dullness as has prevailed in our trade for the past month or two. A slight reaction from the briskness of some months ago was only to be expected, but no idea existed that it would be so serious as it has been. The demand generally has slackened off, and most of the sawmillers and dealers are foreboding bad times. This naturally impedes business, and the utmost difficulty is experienced in selling balances of old stock. Looking fairly at the position of the general trade of the country, it cannot be said that it furnishes the least ground for entertaining the hope of any immediate improvement in our business, and it will be necessary for all concerned with it to act in an extremely cautious manner. As well as known, freights over the world are poor, and even unremunerative, and as a result of this hardly a single order for ships can be got. Shipbuilders just now are fairly employed, but most of them will be run of work in a few months hence, unless fresh orders come in. House-builders are moderately well employed, but the gravest fears are entertained that the trade has been overdone, and that a reaction is imminent. Packing-box making has scarcely ever been so dull, and until our export trade revives this trade will continue depressed. The shipbuilders have been our largest consumers of American timber, and the box makers of deals, and a depression in these branches immediately tells on our business.

WHITE PINE.—The stock is now limited to a few balances, but these are difficult to get rid of, except by yielding in price—a course holders are reluctant to adopt just yet. Transactions have been confined to operations by the dealers, and prices do not readily transpire. Deck plankwood is little inquired for, most of the shipbuilders working on their purchases at the end of last year. Building wood is not so firm in price, we believe, and recent sales have been very slightly in favor of consumers. There seems a fair opening for an import of this wood, more particularly as freights are easier, thereby bringing the cost nearer that of European timber.

OAK.—There has been little sold during the past months, except from dealers' yards. One importer cleared out an old importation of prime wood, 55 feet, at 2s. 7d., and some 65 to 70 feet average was placed at 2s. 7d. and 2s. 8d. The stock in Clyde is not diminishing fast, but consumers are getting well-nigh exhausted.

DEALS.—There has been little demand, and sales could only be made by pressing. Stocks are well down, and had trade been fair, would have done well; but even the fact that the yards are getting empty excites no dread, and inspires no confidence. The main transactions have been of a lot of good second Quebec pine, of large specifications, at 21½d., and of the balance of all the Lower Port pine deals in Glasgow yards at from 10d.@11½d. The stock in Glasgow consists of a cargo of Quebec spruce and a cargo and a half of third pine.

METALS.—COPPER.—Ingot has continued in moderate demand and prices on the downward turn, but, as old supplies are reduced and new not at hand, holders are now a little firmer. We quote 22c. cash for Lake. Manufactured selling fairly at or about former rates. We quote: Yellow metal sheathing, 20@21c.; do. bolts, 28@29c.; nails, 21@22c.; braziers' copper, ordinary sizes,

over 16oz., per square foot, 32c.; sheathing copper, over 12oz., per square foot, 36c.; bolt copper, 32c.; old copper, 16@20c., as to quality. IRON.—Scotch pig iron without further change, but meeting with only a limited demand, and the tone not strong. We quote at \$27.50 @32, according to brand and quantity. American pig less active, and though former figures are asked, the market lacks strength and supplies are ample. We quote: No. 1, \$22@23 per ton; No. 2, \$20@21 per ton; forge, \$18@19 do.; and mottled and white, \$16@18. Rails selling slowly in small lots and at about former prices. Old rails not much wanted, and some holders a little more anxious to realize. We quote at \$43@45 per ton for new 56lb iron; steel rails, \$65@66 per ton; street rails, \$47@49 per ton of 50lb and upward, and \$70@75 for steel; old rails at \$22@25 per ton. Scrap iron dull at \$29@31 for No. 1 wrought. Manufactured iron meets with a limited inquiry at former figures. LEAD.—Foreign held a little firmer at 6 1/2@7c. gold, but meeting with no demand. Domestic plenty and dull at 6 1/2@6 3/4c. gold. The manufactures of lead are without change. Bar, 9c.; pipe, 9 1/2c.; and sheet, 10c., less the usual trade discount. TIN.—Pig has moved rather slowly, but is held with somewhat greater steadiness. We quote: Straits, 16 1/2@17c.; English L and F, 16 1/2@17c.; English refined, 18@17c.; and Banca, 22c., all gold. Tin plates not very active and somewhat irregular on prices, though at the range of former figures. Spelter moderately active at 7 1/2@8c. currency, the latter the combination rate. Zinc is dull and easier at 8 1/2@9c. gold.

NAILS.—The market rather gains strength—not so much on demand, which is small, but on the light and well-controlled stocks, and the generally unanimous manner in which manufacturers hold out for full rates. Reduced freight charges, it is thought, will attract some call from the interior. We quote: 10d. to 60d., common fence and sheathing, 1/2 keg, \$2.75@2.90; 8d. and 9d common do., 1/2 keg, \$3.15@3.20; 6d. and 7d. common, 1/2 keg, \$3.20@3.45; 4d. and 5d., common do., 1/2 keg, \$3.65@3.70; 3d. and 4d., light, 1/2 keg, \$4.40@4.45; 3d., fine, 1/2 keg, \$5.15@5.20; 2d., 1/2 keg, \$5.90@5.95. Cut spikes, all sizes, \$3.15@3.20. Floor, casing and box, 7c. above the same sizes of common. Finishing \$1 above, and fine finishing \$1.25 above.

CLINCH NAILS. 1 1/2 to 1 1/2 in. 2 & 2 1/2 in. 2 1/2 & 2 1/2 in. 3 in. and longer. \$5.25 \$5 \$4.75 \$4.50 1/2 keg.

OILS.—There is no improvement in the position of this market. Demand from all quarters is moderate and uncertain, and business excessively dull, while prices generally tend in buyer's favor. Linsed, about 55@56c. per gallon; olive, 80@95c. for No. 1, and \$1@1.05 for winter made;lard, \$1.15@1.20; crude cotton seed, 49@44c.; and refined summer yellow do., 52@53c.

PAINTS.—Importers and manufacturers are complaining somewhat over the small movement of goods, but from jobbers' hands the distribution is very fair, and full former rates are in nearly all cases obtained without much difficulty. We note sales of vermilion at 79 1/2@80c. for American quicksilver, and 90c. for China, both gold; Teacan red, at 12c. for crown; Venetian red, at 1 1/2@2c., various brands; Indian red, at 9 1/2c. for super, and 10 1/2c. for crown and Grace's ocre, at \$1.85 for French, 4 1/2@4 3/4c. for crown and Grace's golden washed, all gold, and 1 1/2@1 1/4c. for crown, for English; China clay, at \$19@20 per ton; whitening, at 65c. for common, 85c. for gilders, and 90c. for kiln dried and bolted; Paris white, at 1 1/2c. for Queensgate, \$1.80 for crown, both gold; drop black, at 16c. for crown; glue, at 9 1/2@15c., with extra white at 25c.; oxide zinc, 9 1/2c., gold, for red seal, and 11 1/2c. do. for green seal; white lead, at 10 1/2@11c., gold, and 12 1/2c., currency, for BB ground in large packages, but small packages are scarce and held at 12 1/2c., gold, and upward; patent dryer, 5 1/2@5 3/4c., gold, in bulk, and 6 1/2c. do., in tin, for crown. We quote: sandpaper (B. A. & Co.'s list), flint No. 00 to 1 1/2 and assorted, per ream, \$5; do. Nos. 2, 2 1/2 and 3, \$4.50; star, all numbers, \$3@1.25; emery paper, No. 00 to 1 1/2 and assorted, \$6@6.50; No. 2, \$7.50; No. 2 1/2, \$9.50; No. 3, \$11@11.50.

PITCH.—The demand has been slow and uncertain, and the market at times quite dull. About former rates current, with the supplies offering fully equal to all calls. We quote at \$1.90@2.12 1/2 for city delivered.

SPIRITS TURPENTINE.—There has been considerable irregularity of late, and at times an appearance of much firmness. This was due to a temporary scarcity of supplies, and buyers refused to be stimulated into any increased demand, the call covering merely parcels suited to present wants. As we close the term seems to be rather downward again, with about 36@36 1/2c. for Southens, and 36 1/2@37c. for New Yorks. Small lots, 36@40c.

TAR.—There has been no great demand to speak of, the movement of stock covering merely small and irregular parcels as required for current consumption. We quote at \$2.25@2.50 for Newbern and Washington, and \$2.25@2.62 1/2 for Wilmington.

[For Regular Table of Market Quotations see page 385.]

ALBANY LUMBER MARKET.

[From the Argus of May 10, 1876.]

There has been considerable inquiry for lumber during the week, especially for the low grades of pine; the general trade of the district is fairly active, with more having been done than the previous week. Spruce and hemlock are coming forward, and receipts of pine may be looked for at the close of the week. The recent large reduction in railroad freights is severely felt by retail yards at different points, lumber from Western markets being

brought into competition with them at correspondingly low prices. The rate from Chicago to Philadelphia has been reduced from \$90 to \$40 a car, and from Chicago to Hartford from \$110 to \$70. A sudden subsiding of high water in Michigan will prevent all the logs getting to the mills, but with full stocks at the Wisconsin and other Northern points supplies will be ample. A sale of 2,000,000 feet culls at Ottawa to a New York firm at \$3, gold, is reported.

Lake navigation is resumed, and boats are moving on the canals. Lake freights opened up at \$2 1/2 M. from Bay City to Buffalo, and are now down to \$1.50 M. From Port Hope to Oswego the rate is 75c. @80 M. The Canal rate from Buffalo is \$3; from Tonawanda, \$2.75; from Oswego, \$2.10.

Eastern and river freights are thus quoted: To New York, per M ft. \$ @ \$1 00 To Bridgeport. 1 50@ 1 75 To New Haven. 1 50@ 1 75 To Providence. 2 00@ 2 25 To Pawtucket. 2 00@ 2 50 To Norwalk. 1 50 To Hartford. 2 25 To Middletown. 2 25 To New London. 2 25 To Philadelphia. 2 50 To Baltimore. 3 50 To Richmond, Va. 3 00 To Boston, softwood. 4 00 To Boston, hardwood. 5 00

The current quotations of the yards are: Pine, clear, 1/4 M. \$45 00@ \$47 00 Pine, fourths, 1/4 M. 40 00@ 42 00 Pine, selects, 1/4 M. 35 00@ 37 00 Pine, good box, 1/4 M. 16 00@ 23 00 Pine, common box, 1/4 M. 14 00@ 15 00 Pine, clap board, strips, 1/4 M. 35 00@ 40 00 Pine, 10 inch plank, each. 32@ 38 Pine, 10 inch plank, culls, each. 19@ 21 Pine, 10 inch boards, each. 23@ 25 Pine, 10 inch boards, culls, each. 16@ 18 Pine, 10 inch boards, 16 feet, 1/4 M. 23 00@ 25 00 Pine, 12 inch boards, 16 feet, 1/4 M. @ 25 00 Pine, 12 inch boards, 18 feet, 1/4 M. 23 00@ 24 00 Pine, 1 1/2 inch siding, select, 1/4 M. 30 00@ 33 00 Pine, 1 1/2 inch siding, common, 1/4 M. 14 00@ 16 00 Pine, 1 inch siding, selected, 1/4 M. 30 00@ 32 00 Pine, 1 inch siding, common, 1/4 M. 14 00@ 16 00 Spruce, boards, each. @ 15 Spruce plank, 1 1/2 inch, each. @ 18 Spruce plank, 2 inch, each. @ 27 Spruce, wall strips, each. @ 10 Hemlock, boards, each. @ 12 Hemlock, joist, 4x6 each. @ 32 Hemlock, joist, 2 1/2x4, each. @ 11 Hemlock, wall strips, 2x4, each. @ 10 Black Walnut, good, 1/4 M. 70 00@ 80 00 Black Walnut, 1/2 inch, 1/4 M. 70 00@ 75 00 Black Walnut, 3/4 inch, 1/4 M. 75 00@ 80 00 Sycamore, 1 inch, 1/4 M. @ 33 00 Sycamore, 3/4 inch, 1/4 M. @ 30 00 White Wood, chair plank, 1/4 M. @ 65 00 White Wood, 1 inch, and thick, 1/4 M. 35 00@ 40 00 White Wood, 3/4 inch, 1/4 M. 30 00@ 35 00 Ash, good, 1/4 M. 35 00@ 40 00 Ash, second quality, 1/4 M. 25 00@ 30 00 Cherry, good, 1/4 M. 50 00@ 60 00 Cherry, common, 1/4 M. 25 00@ 30 00 Oak, good, 1/4 M. 35 00@ 40 00 Oak, second quality, 1/4 M. 25 00@ 30 00 Birch, 1/4 M. 25 00@ 30 00 Beech, 1/4 M. 22 00@ 25 00 Basswood, 1/4 M. 22 00@ 30 00 Hickory, 1/4 M. 40 00@ 50 00 Maple, 1/4 M. 25 00@ 35 00 Chestnut, 1/4 M. 38 00@ 40 00 Shingles, shaved, pine, 1/4 M. @ 7 00 Shingles, do 2d quality, 1/4 M. 5 00@ 6 00 Shingles, extra, sawed, pine, 1/4 M. 4 25@ 4 50 Shingles, clear, sawed, pine, 1/4 M. 3 25@ 3 75 Shingles, cedar, 1/4 M. @ 4 25 Shingles, hemlock, 1/4 M. @ 2 75 Lath, hemlock, 1/4 M. @ 1 75 Lath, spruce, 1/4 M. @ 1 75 Lath, pine, 1/4 M. @ 2 60

CLIFF st., e. s., 104 from the n. corner of Cliff and Hague sts., runs thence s. along Cliff st. 47.10 to land of Shonnard x thence east along rear of said land 18.4 x thence south along same 45.8 to Hague st. x thence northeast along Hague st. 45.2 to land of Walter Bowne x thence north along Bowne's land 92.3 x thence, with an angle, northeast 17.2 to land of John Bell x thence along Bell's land 72.7 to Cliff st. HAGUE st., n. c. cor. Cliff st., 22.6x46x18.4x56.2. (Foreclos.)

John H. Post (Ref.) to James S. Gibbons et al. (Exrs. of Wager Hull). May 1. 35,600 COOPER st., s. s., 100 w. Emerson st., 50x100. Mathew McQuade to Matilde M. McFarland. (Subj. to Morts. \$1,600.) May 1. nom CORNELIA st., s. s., indeft., 25x86x27x94. Elizabeth Harden to Mary A. Henry, Brooklyn. Dec. 1, 1875. 9,000 EASTERN Boulevard (Av. A), w. s., 45.4 s. 71st st., 25x100. EASTERN Boulevard (Av. A), w. s., 95.4 s. 71st st., 25x100. Thomas McGuinness to James R. Breen and Alfred G. Nason. (Subj. to Morts.) May 5. 9,000 FRONT st., s. w. cor. Pine st., 20x52.1x25.4x55. William D. Strobel and others (legatees and devisees under the will of Philip W. Eng) to Daniel H. Stone. (G. C.) April 28. 7,425 SAME property. Samuel F. Eng and others (Exrs. of Philip W. Eng) to Daniel H. Stone. April 28. 7,425 FULTON st. (No. 50), s. s., 24.11x20x24.11x14.8. Julia wife of James Everdell to William Everdell, Brooklyn. (1-5 part.) May 6. 2,800 GOERCK st. (Nos. 103, 105 and 107), w. s., 125 s. Stanton st., 75x100. Michael Stoltz to Anna M. Koch. (B. & S.) Nov. 23, 1875. nom SAME property. Anna M. wife of August Koch to Anna M. Stoltz. March 27. nom GRAND st., s. w. cor. Essex st., 50x87.6. BROOME st., n. e. cor. Mott st., 50x109x50x124. GRAND st. (No. 212), n. s., 22x60. MOTT st. (No. 164), e. s., 25.4x94. ALSO 3d av., w. s., 63 s. 25th st., 21x84. ALSO 89th st., n. s., 190 w. 4th av., 250x100.11. ALSO large tract of land situated at Mamaroneck, Westchester Co. William B. Marshall to John J. Marshall. April 16, 1863. nom HUDSON st., s. w. cor. Desbrosses st., 21.6x66. 108TH st., s. s., 75 e. 3d av., 25x87.6. William West, Greenwich, Conn., to Mary N. McDonald. March 15. natural love and nom MACDOUGAL st., c. s., 25x100, indeft. Henry Marshall to Daniel S. McElroy. (Morts. \$4,000.) May 2. 11,000 MONROE st., s. s., 117.8 e. Clinton st., 23.1x100. Nicholas L. Bennet to Harry Chamberlin. (Subj. Morts. \$3,000.) 3,000 MONROE st., s. s., 117.8 e. Clinton st., 23.1x100. Harry Chamberlin to Mary M. wife of Nicholas L. Bennet. (Morts. \$3,000.) May 4. 3,000 MULBERRY st. (No. 59 1/2), w. s., 139.7 s. Bayard st., 21.8x112.4x23x110.6. Catherine L. Van Rensselaer (Exr. of Cortlandt Van Rensselaer) to Max Danziger. April 29. 8,000 MULBERRY st. (Nos. 61 and 63), w. s., 96.3 s. Bayard st., 43.4x110.6x46x106.10. S. Van Rensselaer Cruger (Exr. of Catherine Wilkins) to Max Danziger. May 9. 14,000 OLIVER st., e. s., 95 n. South st., 20x50. OLIVER st., e. s., 115 n. South st., 20x50. Thomas Nichols to Ann Rogers. (Morts. \$7,800.) Oct. 17, 1873. 15,000 PRIT st., s. e. cor. Rivington st., 50x100. William C. Conner (Sheriff) to August Hassey. May 4. 590 SULLIVAN st., c. s., 175 s. Spring st., 25x100. Elizabeth Cohen to Esther wife of Michael Umstadler. (Subj. Morts. \$5,000.) Jan. 25. nom WASHINGTON st. (No. 201), e. s., 24.7x71.3x23.6 } x65.5 47TH st., n. s., 600 e. 7th av., 20x100.4. Louis Smidt to Helen M. wife of George W. Mann. May 2. other cons. and nom SAME property. George W. Mann, Nyack, N. Y., to Louis Smidt. nom WASHINGTON st., e. s., 44.2 n. Franklin st., 43.11x35.1x44.1x35.5. Harriet, Lemuel and William B. Skidmore to John Castree. 12,000 WAVERLY pl. (No. 158), s. s., 309.9 w. 6th av., 23.11x97. Lambert Suydam, Jr. (and as Exr. of Lambert Suydam, Sr.) and Richard L. Suydam, James and John F. Suydam, et al., to John Braden. May 1. 12,000 WAVERLY pl. (No. 158), s. s., 309.9 w. 6th av., 23.11x97. GREAT Barn Island, lots 62 and part of 61 on Map. John Braden to Lambert Suydam, Jr. May 2. 13,000 GREAT Barn Island, Lots 61 and 62 on Map, 260x668. Lambert Suydam, Jr. (and as Exr. of Lambert Suydam, Sr.) and Richard L. Suydam, James and John F. Suydam et al., to John Braden. May 1. 2,100

CONVEYANCES.

NEW YORK.

May 3, 4, 5, 6, 8, 9, 10.

BROOME st. (Nos. 73 and 75), s. s., 79.9 e. Columbia st., 49.5x100. Jane Rayner (widow) to Julius and Edward Rayner. (Morts. \$15,000.) \$45,000 BROOME st. (No. 74), n. s., 103 e. Columbia st., 22x75. James H. Sullivan to James McCloud. (Morts. \$5,600.) May 6. 6,500 BOULEVARD, n. e. cor. 98th st., 100.11x75. 98TH st., n. s., 75 e. Boulevard, 80.10x25.2. Frederick Lewis to Samuel A. Lewis. (Q. C.) March 7. nom CHAMBERS st., n. s., 50 w. Church st., 50x75.1. READE st., s. s., 25x75, Lot No. 576 Church Farm. (1/2 part.) Samuel E. Howard et al. (Exrs. of George S. Cary) to John Currie. April 21. nom SAME property. (1/2 part.) John Currie, New Utrecht, L. I., to Isaac H. Cary, Roxbury, Mass., Nathaniel H. Cary, Brooklyn, and Maria M. Hastings, Lexington, Mass. April 21. 31,566 CLINTON st., w. s., 125 n. Hester st., 25x100. Sylvester Willets, Hempstead, L. I., to George Jantzer. (Subj. to Morts. \$21,650.) April 29. 21,651

GREAT BARN Island, westerly part of Lot 61 on map, 37.2x668. John Braden to Charlotte A. S. wife of Philip G. Weaver. May 2. 300
 SAME property, Charlotte A. S. wife of Philip G. Weaver to Lambert Suydam, Jr. May 2. 300
 3D st. (No. 64), s. s., 143.9 e. 2d av., 18.9x101. William Hoertel to Marie A. wife of Jacob Kessler. (Morts. \$5,000.) May 6. 12,000
 4TH st. (No. 672), s. s., 100 w. Av. D, 18.9x96. Peter B. Olney (Ref.) to Isaac Hochster. (Partition.) May 3. 5,875
 4TH st., s. s., 100 w. Av. D, 18.9x96. Isaac Hochster to William Rothschild. (C. a. G.) May 3. 5,875
 6TH st. (No. 227), n. s., 23.5x90.10. Samuel D. Sowards to Andrew Koch. (Morts. (11,000.) April 29. 19,000
 7TH st., n. s., 77 w. Av. D. 38x73. (Foreclos.) Edward L. Parris (Ref.) to James R. Taylor. May 6. 25,000
 12TH st., s. w. cor. Greenwich st., 23x44. Jacob David to John Ross. (Morts. \$10,000.) May 10. 24,000
 14TH st., s. s., 200 w. 6th av., 25x106.6. Philip Woodhouse to Anna B. Woodhouse. (Subj. to life estate of grantor.) April 27. nom
 15TH st., s. s., 375 e. 7th av., 25x103.3. Philip Woodhouse to James F. Woodhouse. (Subj. to life estate of grantor.) April 27. nom
 19TH st. (No. 318 West), s. s., 220.2 w. 8th av., 21.11x92. (2/3 part.) Elizabeth R. wife of George D. T. Ordway, Boston, Mass., Martha A. R. L. and Mary Rogers to Annie Doremus. (C. a. G.) April 29. 1,400
 22D st., s. s., 315 w. 1st av., 60x97.6. Ann Cassidy to Patrick Cassidy. (Subj. to Morts. \$24,000.) May 6. natural love and nom
 23D st., s. s., 189.2 e. 2d av., 17.9x98.9. Joseph Bernhard et al. (Exrs. of Emma Bernhard) to Michael V. Caffrey. May 6. 7,500
 26TH st., s. s., 109 w. 3d av., 20x98.9. Samuel H. Hurd (Receiver Third Avenue Savings Bank) to Alonzo C. Monson. May 3. 6,550
 30TH st., s. s., 170 w. 1st av., 22.6x98.9. Gustav Seegers to Isaac Netter. (Morts. \$12,000.) May 3. 18,000
 30TH st. (No. 302 East), s. s., 75.9 e. 2d av., 21.6x98.9. Alfred Bigot to Jacob David. (Subj. Morts. \$9,000.) May 8. exch. and nom
 30TH st., n. s., 125 e. 8th av., 25x98.9. Jacob David to Eliza wife of Alfred Bigot. (Subj. Morts. \$17,000.) May 8. exch. and nom
 32D st., n. s., 300 e. 2d av., 25x98.9. Patrick Grace (Exr. of Mary Grace) to Alice Grace. April 29. 10,500
 32D st., s. s., 165 e. Madison av., 20x98.9. La Fayette Ranney et al. (Exrs. of Alva Spear) to William N. Browne. (Morts. \$12,000.) May 1. 19,000
 33D st., n. s., 131 e. 2d av., 16x98.9. Lenoria wife of Michael Hughes to Philippa wife of James R. Saunders. (Morts. \$4,000.) April 18. 12,000
 33D st., n. s., 161 w. 8th av., 21x98.9. John H. Y. Arnold to Thomas J. Ducey. April 27. 22,000
 34TH st., n. s., 80 e. Lexington av., 17x85, excepting strip off of w. s., 65 n. 34th st., 10x20. William H. Pastor, by Augustus W. Nicoll (Guard.), to John J. Nathans. (2/3 of 2/3 part.) May 6. 6,000
 34TH st. (No. 57 East), n. s., 105 w. 4th av., 25x98.9. Jane wife of John M. Tobin, Staten Island, N. Y., to Richard Stout. (Morts. \$30,000.) May 1. 47,000
 34TH st., n. s., 41.8 e. 10th av., 20.10x74.1. (Foreclos.) Roderick F. Farrell (Ref.) to William D. Murphy. May 5. 8,000
 36TH st., s. s., 175 w. 1st av., 25x98.9. George Koch to Alexander Blumenstiel. (B. & S.) May 1. nom
 36TH st., s. s., 175 e. 2d av., 18.9x98.9. (Foreclos.) Philip J. Joachimsen (Ref.) to John H. H. Dunkak. April 29. 5,950
 36TH st., n. s., 80 w. Lexington av., 20x74.7. Mary A. wife of Samuel A. Castle to Martha P. wife of Allen M. Sherman. (Morts. \$12,000.) April 17. 20,000
 36TH st., n. s., 350 e. 9th av., 25x98.9. Philip Woodhouse to James F. Woodhouse and Sarah V. wife of John H. Colquitt. (Subj. to life estate of grantor.) April 27. nom
 37TH st., n. s., 195 w. 5th av., 24.6x98.9. Sidney Dillon to Gilbert P. Smith, Jersey Shore, Pa. nom
 37TH st., n. s., 195 w. 5th av., 24.6x98.9. Gilbert P. Smith, Jersey Shore, Pa., to Hannah S. wife of Sidney Dillon. April 3. nom
 38TH st., n. s., 300 e. 9th av., 25x98.9. John Hartmeyer (Exr. of Sebastian Mick) to Julius Beck. April 29. 11,600
 38TH st., n. s., 460.9 w. 9th av., 25x98.9. Martha wife of John Ruck to Michael and Thomas Kiernan. (Morts. \$15,000.) April 29. 19,000
 39TH st., s. s., 225 w. 3d av., 25x77.7x25.3x81.2. Jane wife of John M. Tobin to Richard Stout. May 4. nom
 39TH st., s. s., 200 w. 9th av., 25x98.9. Regina M. M. Sandmeyer to Carl Keil. (Morts. \$2,600.) May 1. 8,000

39TH st., n. s., 300 w. 9th av., 25x100. Fanny wife of Jacob Cohen to Jacob David. (Q. C.) May 3. nom
 41ST st., n. s., 112.6 w. 6th av., 12.6x98.9. (Foreclos.) Maurice Leyne (Ref.) to James O. Hoyt. (Morts. \$6,000, interest Nov. 1, 1875.) April 27. 2,100
 42D st., s. s., 408.4 e. 2d av., 16.8x98.9. Mary C. wife of Charles H. Jacobus, Long Branch, N. J., to Walter L. Cutting (Exr. of Gertrude Cutting). (Subj. Morts. \$9,500.) May 5. nom
 43D st., s. s., 125 w. 11th av., 25x100.5. (Foreclos.) William H. Clark (Ref.) to Sarah Miller. (Subj. Morts. \$1,320.) May 4. 1,200
 44TH st., n. s., 516.8 w. 6th av., 16.8x100.4. (Foreclos.) Thomas H. Landon (Ref.) to Jesse L. Morrill. May 4. 15,600
 44TH st., s. s., 100 e. 14th av., 50x100.4. Theodore Schmalholz, Linden, N. J., to Alexander S. Kaliske. (Morts. \$8,500.) May 1. 15,000
 47TH st. (No. 320 West), s. s., 300 w. 8th av., 35x65. Roxanna and John Flanagan to Michael Larkin. (Trust Deed.) March 28. nom
 49TH st., s. s., 75 e. 11th av., 25x100.5. William J. Brewster to Elizabeth S. Wagner. (Morts. \$12,000.) May 1. 20,000
 50TH st., n. s., 400 w. 9th av., 50x100.5. James F. Smalen to Caroline wife of Nicholas L. Demarest. (Morts. \$30,000.) April 7. nom
 50TH st., n. s., 175 w. 10th av., runs n. 17 x thence northwest, diagonal line, to a point 28.1 n. 50th st., x thence south 28.1 to 50th st., x thence east 75 to beginning. nom
 51ST st., s. s., 194.6 w. 10th av., runs s. w., diagonal line, 179.6 to land late of H. Hendricks, x thence northwest along said land 17.7 x thence north 176.7 to 51st st. x thence 30.6 to beginning. nom
 Henry Harris and Benjamin Russak to James O'Donohue. April 21. 8,000
 52D st., s. s., 256 e. 2d av., 19x100.5. Frederick A. Conklin to Elias W. Staples, Jr. (Morts. \$12,000.) May 1. 16,000
 53D st., s. s., 175 e. Lexington av., 25x100.5. Maria A. wife of Jacob Kessler to William Hoertel. (Morts. \$13,000.) May 8. 23,000
 54TH st., n. s., 345 e. 6th av., 62.6x100.5. George R. Perkins et al. (Exrs. of John Perkins) to David Dinkelspiel. (Morts. \$27,500.) May 2. 29,400
 56TH st. (No. 150 East), s. s., 206.3 e. Lexington av., 18.9x100.5. Menzo Diefendorf (Ref.) to Joseph Hyman. May 6. 10,200
 57TH st., n. s., 250 w. 6th av., 25x78.9. Eliza wife of Linus Scudder to Isaac Hendrix. (Subj. to Mort. \$6,000.) May 4. nom
 58TH st., s. s., 425 w. 5th av., 25x100.5. (2/3 part.) James R. Smith to Thomas McManus. (Mort. \$12,000.) April 26. 11,333
 58TH st., n. s., 395 e. 6th av., 20x100.5. Thomas McManus, to Caroline E. B. wife of John W. Condit. (Mort. \$25,000.) May 6. 40,000
 58TH st., n. s., 153.4 e. 6th av., 16.8x100.5. John D. Phyte to Abram Wakeman. (Mort. \$20,000.) May 2. 28,000
 59TH st., n. s., 115 e. 3d av., 15x100.4. Francis C. Barlow (Ref.) to Robert Jones. May 3. 2,260
 60TH st., n. s., 175 w. 3d av., 20x100.5. Samuel D. Sowards to Helen R. Russell (Exr. of Archibald Russell. May 29, 1875. 24,000
 61ST st., s. s., 175 w. 1st av., 40x100.5. Charles E. Lansing to Salomia Hahn. (Morts. \$5,000.) May 6. 8,000
 62D st., s. s., 220 e. Lexington av., 20x100.5. Thomas Gearty to Mary Hall (widow). (Morts. \$10,000.) May 2. 17,000
 62D st., s. s., 240 e. Lexington av., 20x100.5. Thomas Gearty to George H. Chatillon. (Morts. \$11,000.) May 6. 16,750
 63D st., s. s., 250 w. 3d av., 50x108.4x50x105.10. Jacob G. Sanders to Walter B. Waldron. March 16. 11,000
 SAME property. Walter B. Waldron to Gideon Fountain. 13,000
 64TH st., s. s., 40 e. 4th av., 20x80. Sylvester Murphy to Henry Hyman. (Morts. \$14,000.) April 29. 26,000
 64TH st., s. s., 60 e. 4th av., 20x80. Sylvester Murphy to Edward Oppenheimer. (Morts. \$14,000.) April 29. 26,000
 64TH st., s. s., 45 w. Madison av., 50x100.5. Charles L. Cornish to William J. Turrell. (Subj. to all incumbrances. April 24. nom
 70TH st., n. s., 425 w. 8th av., 50x100.5. Harriet C. wife of Daniel Stanton to Samuel L. Wheeler. (Morts. \$9,000.) April 19. 22,900
 72D st., n. s., 150 w. 3d av., 20x102.2. Eliza wife of Nicholas G. Geraty to Ellen McGinness. (Morts. \$3,500.) Jan. 8, 1874. 8,500
 74TH st., s. s., 83.6 w. 2d av., 16.6x76. John Sherman to Isaac Mendelson. (B. & S.) (Morts. \$10,100.) March 15. 15,000
 74TH st., n. s., 100 w. 3d av., 25x102.2. Maria L. Austin (widow) to Harriet A. Barrett. (Q. C.) May 1. nom
 74TH st., n. s., 100 w. Madison av., 20x102.2. Henry Hirsh and Seligman Oppenheimer to George W. McCollom. (Morts. \$20,000.) Dec. 31, 1875. 35,514

75TH st., s. s., 75 w. Madison av., 25x102.2. George W. McCollom to Henry H. Powers. (Subj. Morts. \$40,000.) April 28. nom
 75TH st., s. s., 100 w. Madison av., 25x102.2. George W. McCollom to Henry H. Powers. (Subj. Morts. \$37,000.) April 28. nom
 75TH st., s. s., 175 w. Madison av., 20x102.2. George W. McCollom to Henry H. Powers. (Subj. Morts. \$23,000.) April 28. nom
 76TH st., n. s., 155 e. 3d av., 16.8x100. Leopold Beringer to Ephraim A. Jacobs. (Morts. \$4,600.) May 4. 9,000
 78TH st., s. s., 194 w. Av. A, 100x102.2. Alexander Brown to Dalia Woodruff. (Subj. Morts. \$34,000.) April 19. 4,500
 78TH st., s. s., 170 w. 1st av., 20x102.2. Patrick Burns to Edward Burns. (Morts. \$3,800.) April 18. 8,000
 78TH st., n. s., 255 e. 3d av., 25x102.2. Rudolph B. Martine to George W. Chamberlain. (B. & S.) (Subj. to Morts. \$15,000.) March 27. nom
 78TH st., n. s., 100 w. 11th av., 100x102.2. (Foreclos.) Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000
 78TH st., n. s., 200 w. 11th av., 100x102.2. (Foreclos.) Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000
 79TH st., s. s., 100 w. 11th av., 100x102.2. (Foreclos.) Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000
 79TH st., s. s., 200 w. 11th av., 100x102.2. Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000
 80TH st., s. s., 300 e. 3d av., 25x102.2. Alfred T. Ackert (Ref.) to Francis G. Rogers. March 28. 2,500
 81ST st., s. s., 76.6 e. 1st av., 30x51.2. Victoria A. wife of Andrew T. Wilson to William Bishop. April 14. 800
 83D st. (No. 141 East), n. s., 97.11 e. 3d av., 20x102.2, excepting strip 3.9 off west side, 51.1 n. 83d st. Thomas Walsh to Robert Bowne. 12,000
 88TH st., s. s., 117 w. 3d av., 17.6x100.8. (Foreclos.) Joseph Meeks (Ref.) to Matthew Baird. May 3. 7,000
 88TH st., s. s., 134.6 w. 3d av., 17.7x100.8. (Foreclos.) Joseph Meeks (Ref.) to Matthew Baird. May 3. 7,000
 88TH st., s. s., 204.11 w. 3d av., 17.7x100.8. (Foreclos.) Joseph Meeks (Ref.) to George N. and Nathaniel A. Williams. April 21. 7,500
 SAME property. Henry F. De Noe to George N. and Nathaniel A. Williams. May 2, confirmatory. nom
 89TH st., s. s., 295 e. 5th av., 25x100. Benjamin F. Crane to Clarissa L. and Albert Crane. (C. a. G.) (2/3 part.) Dec. 31, 1875. nom
 99TH st., n. s., 225 e. 10th av., 50x100.11. }
 70TH st., n. s., 400 w. 8th av., 25x100.5. }
 Harriet C. wife of Daniel N. Stanton to Samuel L. Wheeler. (Morts. \$6,500.) April 19. 19,000
 111TH st., n. s., 143 w. Av. A., 39x100.11. Thomas McKellar to Charles F. Barnes. May 5. 22,000
 115TH st., s. s., 489.4 e. 4th av., 15.7x100.5. Thomas R. Agnew to George E. Seaman. (Morts. \$5,000.) May 4. 12,000
 117TH st., n. s., 73.6 w. 3d av., runs n. 50.5 x west 17 w. s. of farm formerly of John B. Waldron x runs thence along said Waldron line to a point 92.6 w. 3d av. x thence s. 53 to 117th st. x thence east 19 to beginning. Galen T. Porter to Annie P. Stetson (widow). April 6. 11,000
 117TH st., s. s., 259 w. 3d av., 17x100.11. Galen T. Porter to Marion Nones. (Morts. \$3,500.) May 1. 5,000
 117TH st., s. s., 519 w. 3d av., 16.2x100.11. Henry Eckstein to Martha Hayes. (Morts. \$4,400.) May 4. 6,000
 118TH st., n. s., 354.11 e. Av. A, 20.5x100.10. Mary C. wife of George V. Marshall to John P. Aims. (Subj. to Morts. \$8,143.) April 22. nom
 123D st., n. s., 288 w. 1st av., 18x100.11. David A. Casserly (Ref.) to Samuel B. H. Judah. May 10. 9,000
 123D st., s. s., 180 e. 3d av., 25x100.11. }
 120TH st., s. s., 177.6 e. 4th av., 37.6x100.11. }
 John Edwards to Henry Wilson. (Morts. \$4,650.) May 5. 8,700
 123D st., n. s., 225 w. 6th av., 75x100.11. Akin T. Thomas to John Murphy. May 3. nom
 SAME property. Archibald M. Allerton to Akin T. Thomas. (Q. C.) nom
 123D st., s. s., 225 w. 7th av., 50x99.11. Patrick Brennan to John Brennan. March 1. 36,000
 126TH st., n. s., 80 e. 3d av., 25x99.11. Kenyon G. Viele to Noah T. and Christopher Swezey. May 1. (2/3 part.) (Subj. Morts. \$6,000, and taxes and assessments form consideration) nom
 127TH st., s. s., 190 e. 7th av., 22.6x99.11. (Foreclos.) Frederick W. Loew (Ref.) to Charles L. Mead. May 5. 2,610
 128TH st., s. s., 142.6 e. 3d av., 18.9x99.10. Charles Wasserman, Milwaukee, Wis., to William W. Falconer. (Q. C.) April 25. nom
 159TH st., s. s., 250 w. 10th av., 25x99.11. Samuel H. Hurd (Receiver Third Avenue Savings Bank) to Josiah C. Terwilliger. May 3. 3,860

159TH ST., s. s., 275 w. 10th av., 25x99.11. Samuel H. Hurd (Receiver Third Avenue Savings Bank) to Peter Daly. May 3. 1,130
 Av. C, n. w. cor. 13th st., 23x65. Frederick Smyth (Ref.) to Frederic A. Kursheedt. May 4. 13,500
 LEXINGTON av., e. s., 22.4 n. 28th st., 21.10x80. William H. Hewitt to Georgine and Augusta L. Hewitt. May 2. natural love and nom
 LEXINGTON av., e. s., 60.5 s. 56th st., 20x78. William Roche to Mary J. wife of Henry J. Burchill. May 3. 20,000
 MADISON av., s. e. cor. 68th st., 100.5x100. Thomas Pearson to Robert McCafferty. Feb. 1. nom
 1ST av., w. s., 24.8 n. 35th st., 25x100. George Koch to Alexander Blumenstiel. (B. & S.) May 1. nom
 1ST av., w. s., 20 n. 61st st., 20x60. Henry Fischer to Frederick Osterwald. (Morts. \$3,400.) May 1. 3,500
 1ST av., s. e. cor. 81st st., 51.2x106.6. Johann H. Borgstede to William Bishop and Victoria A. wife of Andrew T. Wilson. (Morts. \$3,000.) July 9, 1865. 12,000
 2D av., n. w. cor. 37th st., 24.9x80. Henry McCabe and Thomas Gearty (Exrs. of Patrick Boylan) to James Cassin. Dec. 7, 1875. 14,000
 SAME property. Patrick S. Colton et al. (Exrs. of Francis Leckey) to James Cassin. (Correction Deed.) Nov. 27, 1875. nom
 2D av. (No. 998), e. s., 20x95. Gottlieb Dilger to Babette Heigstenberg. (Subj. Morts \$14,000.) April 29. 3,000
 3D av., e. s., 24.8 n. 32d st., 24.8x85. 3,000
 3D st., s. s., 111 e. Av. D, 41x105.10. Felix Boylan to Owen Flaherty. Sept. 1, 1875. 40,000
 3D av., w. s., 98.2 n. 32d st., 24.8x100. N. Hill Fowler to William Lippman. (Q. C.) April 15. nom
 3D av., s. w. cor. 54th st., 20.5x70. nom
 54TH ST., s. s., 70 w. 3d av., 49.6x100.5. John J. Burchell to Mary J. wife of Henry J. Burchell. (Morts. \$20,000.) April 25. 50,000
 3D av., n. w. cor. 103d st., 25.11x65. (Foreclos.) Joseph E. Berry (Ref.) to Joseph Thomson. April 20. 19,000
 4TH av., e. s., 53 n. 18th st., 78x150. William P. Dixon (Ref.) to Mutual Life Insurance Co. April 12. 100,000
 4TH av., w. s., 39.1 s. 38th st., 17x80. James Cogan to Anna T. wife of William J. Florence. (B. & S.) May 1. nom
 SAME property. William J. Florence to James Cogan. (B. & S.) May 1. nom
 4TH av., s. e. cor. 71st st., 100.5x125. Edward Oppenheimer and Henry Hyman to Sylvester Murphy. (Morts. \$40,500.) April 29. 61,500
 4TH av., e. s., extending from 113th to 114th st., 201.10x105. nom
 113TH ST., n. s., 105 e. 4th av., 75x100.11. Julius Kelter to Theodore Abrahamson. (Morts. \$50,230.) May 5. 70,000
 4TH av., n. w. cor. 132d st., 20x75. 70,000
 4TH av., w. s., 20 n. 132d st., 20x75. Carsten N. Bremer to Henry Bremer. May 6. 25,000
 6TH av., n. w. cor. 4th st., 25x75.10x—x85.9. Thos. Russell to John Cavanagh. (Morts. \$16,000.) April 7. 28,000
 6TH av., n. e. cor. 126th st., 17.4x75. Philip Teets to James H. Sullivan. (Morts. \$11,000.) May 1. 20,000
 6TH av., s. e. cor. 127th st., 17.6x85. Philip Teets to Henriette McD. Renwick. (Morts. \$12,500.) April 29. 20,000
 7TH av., s. e. cor. 27th st., 24.9x100. John Brown, Brooklyn, to Henry L. Rabe. (Morts. \$25,000.) May 1. 27,000
 8TH av., s. w. cor. 25th st., 78.4x102.6. 27,000
 8TH av., w. s., 63 n. 24th st., 19x100. William West, Greenwich, Conn., to Emma L. Shaw. natural love and nom
 8TH av., e. s., 75.5 s. 56th st., 25x100. Bernard E. McCafferty (Ref.) to Betsy wife of Maurice Levi. May 3. 22,400
 8TH av., n. w. cor. 83d st., 79x100. 22,400
 83D ST., n. s., 100 w. 8th av., 50x102.2. John W. Pirsson to Edward Schell. (Subj to Morts. \$13,000, and taxes and assessments.) Dec. 3, 1875. nom
 8TH av., s. w. cor. 84th st., 25x100. John W. Pirsson to William B. Burtneit. (Subj. to Morts. \$17,500, and taxes and assessments.) Dec. 31, 1875. 18,325
 8TH av., w. s., 25 s. 84th st., 75x100. 20,000
 83D ST., n. s., 150 w. 8th av., 50x102.2. 20,000
 84TH ST., s. s., 100 w. 8th av., 100x102.2. John W. Pirsson to Willett Bronson. (Subj. Morts. \$49,000, not assumed.) Jan. 25, other consid. and nom
 9TH av., e. s., 24 n. 53d st., 24.4x75. Alexander S. Kaliske to Theodore Schmalholz. (Morts. \$12,197.) May 1. 20,000
 11TH av., n. w. cor. 77th st., 102.2x100. (Foreclos.) Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000

11TH av., n. w. cor. 78th st., 102.2x100. (Foreclos.) Robert B. Roosevelt (Ref.) to Michael H. Cashman. May 3. 10,000
 INTERIOR lot, 55.3 e. Clinton st. and 57 n. Rivington st., runs n. 21.10 x east 19.9. Abby M. Blodgett et al. (Exrs. of William T. Blodgett) to William Hammond. May 8. 1,000
 INTERIOR lot, 500 e. 11th av., at central line of block bet. 50th and 51st sts., 50x—, James O'Donohue to David Christie. April 15. 3,500
 TWENTY-THIRD AND TWENTY-FOURTH WARDS. KINGSBRIDGE road, n. w. cor. Elm av., 23x73x 70.5x73. Bernard, John and James McGarity et al. to Bridget McGarity (widow). May 2. 500
 KINGSBRIDGE road, northerly cor. Jefferson av., 126.4x126. nom
 JEFFERSON av., n. w. s., 126 s. w. Kingsbridge road, 100x100. John W. Warner to Sarah E. wife of Henry Moore. (Subj. Morts. \$7,500.) April 15. nom
 MORRIS st., s. s., 60 c. Railroad av., 45x89.8. William Herring to William Ford. (Subj. Morts. \$4,680.) April 8. 1,250
 SANDFORD ST., n. s., 100 w. Thomas av., 25x99.3. Denison P. Noyes to William Coogan. May 1. 350
 UNION st., s. s., 140 e. Courtlandt av., 25x100. Anna Scheringer to Louisa Edel. May 3. 850
 140TH ST., s. s., 381.6 e. Alexander av., 25x100. Agnes A. wife of John E. Smith to Andrew J. Reinhold. May 5. 2,000
 143D ST., s. s., 106.6 e. Alexander av., 25x100. Silas D. Gifford (Ref.) to Jackson Wright. April 15. 4,000
 144TH ST., n. s., 354.5 e. 3d av., 25x100. Ellen C. wife of David Kennedy to H. Hudson Holly, Stamford, Conn. (Subj. to Morts. \$6,000.) May 1. nom
 CONCORD av., w. s., 50x100. Lot 142 on Map of East Morrisania. Marc Eidlitz to Joseph Sanger. April 24. 2,500
 EGBERT av., s. s., 133 w. Fir st., 25x100. Fir st., w. s., 100 s. Egbert av., 110x158. Alexander M. Jackson, New Lots, L. I., to Thomas Beare. (½ part.) (½ Morts. \$900.) May 1. 2,100
 JACKSON av., n. e. cor. Orchard st., 125x100. Lot 7. S. wife of Isaac N. Heberd to Margaret Heberd. Feb. 28, 1874. 2,000
 OGDEN av., s. e. cor. Orchard st., 23x100x35x100. Michael Donahue, Jr., to John Lennon. May 3. 1,500
 PROSPECT av., e. s., 100x170x104x199. Lot 12 on Map of land of William Weeks lying west of Mill Brook. Frances F. wife of Robert Thomson to James N. Watson (Trustee). May 6. 500
 RETREAT av., w. s., 75 s. Rose st., 25x100. Peter Pilger to Martin Offen. April 28. 1,800
 RETREAT av., n. w. s., 75 s. w. Rose st., 25x100. Martin Offen to Catherine Pilger. May 2. 1,850
 WASHINGTON av., s. e. cor. Tallmadge st., 50.4x 109.9. nom
 TALLMADGE ST., s. s., 109.9 e. Washington av., 60.6x148. William Herring to William Ford. (Subj. Morts. \$3,000.) April 8. 2,000
 PLOT 13 on Map of east part of property of the Institution for the Deaf and Dumb. Samuel Schiffer to Herman Schiffer, Del Norte, Col. (Morts. \$4,000.) Feb. 1. 12,000
 POST road from New York to Albany, 153x325x 150x323. Lots 19 to 21 on Map of property of Mary C. P. Macomb. Thomas E. Cooper to Wm. J. Preston. (Morts. \$3,500.) May 1. 10,000
 9 PLOTS, known on Mortgage Map of property of Townsend L. Poole as Plots Nos. 1, 24, 30, 31, 32, 33, 56, 57 and 58, 24th Ward. Thomas H. Landon to Townsend Poole, Elkton, Cecil Co., Md. (C. a. G.) April 4. nom
 LEASEHOLD CONVEYANCES.
 BROADWAY (No. 202), e. s., 62.8 s. Fulton st., 24.9x160. Elizabeth M. Wagner and Edwin M. Wight to Charles H. Bateman and William J. Brewster. (Mort. \$17,500.) April 29. 65,000
 BROADWAY, w. s., 75 s. Chambers st., 25x117x24.4 x117.1. Margaret A. Willis to the Orphan Asylum Society of the City of New York. May 10. 11,000
 SAME property. Sarah J. Conkling (Exr. of Noah T. Conkling) to Margaret A. Willis. (½ part.) May 10. 2,500
 BROADWAY (Nos. 1,215 to 1,225, inclusive), w. s., and 30th st. (Nos. 42, 44 and 46 West), n. s., Phineas T. Barnum to George Wood. April 5. nom
 CHATHAM ST., n. s., — w. Chambers st., runs e. 50.3 along Chatham st. x west 48 x east 46.8 to Chambers st., s. s., x northwest 4.2 x west 38.8 x northwest 52.7 x west 20.6 x south 90 to beginning. Tylee W. Parker (Exr. of Rieneer V. Mooney) to Edward Bridge. 4,050
 FORSYTH ST. (No. 138½). Z. Rosenfeld to Charles Grotrian. May 3. nom

GREAT JONES st. (No. 2). William S. Wright to Ephraim D. Brown (President). May 6. 10,000
 HENRY ST., n. s., 145.3 e. Jefferson st., 25.1x100. Nicholas L. Bennet to Harry Chamberlin. May 1. 7,900
 HENRY ST., n. s., 145.3 e. Jefferson st., 25.1x100. Harry Chamberlin to Mary M. wife of Nicholas L. Bennett. May 4. 7,000
 SAME property. Nicholas L. Bennett to Harry Chamberlin. nom
 NORTH Washington sq. (No. 20). (All right.) James Lorimer Graham to Elizabeth McCall. nom
 READE ST. (No. 91), s. s., 25x75. Samuel E. Howard (Exr. of George S. Cary) to Isaac H. Cary, Nathaniel H. Cary and Maria M. Hastings. April 21. 6,400
 WEST ST. (No. 393). B. F. Kenney to Gustave Sperling. nom
 WEST HOUSTON ST. (Nos. 202, 204 and 206), n. s., 75x112.8x77.9x91.11. (Foreclos.) Nathaniel Jarvis, Jr. (Ref.) to Mary A. Brooks. April 11. 20,000
 SAME property. Mary A. Brooks to Daniel J. Carroll and Jeremiah T. Brooks. nom
 49TH ST., n. s., 64 e. 10th av., 36x80.4. James Blackhurst to Henry Hinck. (Subj. to all Liens.) April 29. nom

ALPHABETICAL INDEX.

NOTE.—Names in SMALL CAPITALS convey property from husband to wife.

GRANTORS.
 Ackert, A. T. (Ref.) Koch, Anna M., wife August.
 Arnold, J. H. V. Kessler, Marie A., wife Jacob.
 Agnew, T. R. Austin, Maria L. (widow).
 Allerton, A. M. Leyne, Maurice (Ref.)
 Berry, J. E. (Ref.) Landon, T. H. (Ref.)
 Brown, Alexander. Lewis, Frederick.
 Brennan, Patrick. Landon, T. H.
 Braden, John (2). Loew, F. W. (Ref.)
 Bank, Third Avenue Savings. (3) Lansing, C. E.
 Berringer, Leopold. Land, Martha A. H.
 Barlow, F. C. (Ref.) Leckey, Francis (Exrs. of)
 Burchell, J. J. Meeks, Joseph (Ref.) (3).
 Burgstede, J. H. McCafferty, B. E. (Ref.)
 BENNET, N. L. Marshall, W. B., and Mary C. wife of G. W.
 Bernhard, Emma (Exrs. of). MANN, G. W.
 Brewster, W. J. Marshall, Henry.
 Brown, John. Murphy, Sylvester (2).
 Bigot, Alfred. McGuinness, Thomas.
 Bremer, C. N. McKellar, Thomas.
 Burns, Patrick. McGarity, Bernard, et al.
 Boylan, Felix. Martine, R. B.
 Boylan, Patrick (Exrs. of). Mick, Sebastian (Exr. of).
 Blodgett, Wm. T. (Exrs. of). McCollom, G. W. (3).
 Clark, W. H. (Ref.) McManus, Thomas.
 Conklin, F. A. McQuade, Matthew.
 Castie, Mary A., wife S. A. Nichols, Thomas.
 Cornish, C. L. Nicoll, A. W. (Guard.)
 Conner, W. C. (Sheriff). Noyes, D. P.
 Cohen, Fanny, wife Jacob. Otney, P. B. (Ref.)
 Cogar, James. O'Donohue, James.
 Chamberlin, Harry. Oppenheimer, Edward.
 Cohen, Elizabeth. Oppenheimer, Seligman.
 Cary, G. S. (Exrs. of). Ordway, Elizabeth A., wife G. D. T.
 Currie, John. Offen, Martin.
 Cooper, T. E. Phyfe, J. D.
 Crane, B. F. Porter, G. T. (2).
 Cassidy, Ann. Pilger, Peter.
 Caserly, D. A. (Ref.) Pastor, W. H. (Guard.)
 Dilger, Gottlieb. Parris, E. L. (Ref.)
 Dullon, Sidney. Pirsson, J. W. (3).
 Dixon, W. P. (Ref.) Pearson, Thomas.
 De Voe, H. F. Perkins, John (Exr. of).
 Donahue, Michael, Jr. Post, J. H. (Ref.)
 Diefendorf, Menzo (Ref.) Rayner, Jane (widow).
 David, Jacob. (2). Roche, Wm.
 Eidlitz, Marc. Ruskak, Benjamin.
 Eckstein, Henry. Rogers, Mary.
 Edwards, John. Roosevelt, R. B. (Ref.) (6).
 Everdell, Julia, wife James. Ruck, Martha, wife John.
 Engs, F. W. (Exrs. of). Russell, Thomas.
 FLORENCE, W. J. Smith, G. P.
 Fowler, N. H. Schiffer, Samuel.
 Flanigan, Roxanna and Sandmeyer, Regina M. M. John. Small, N. J. F.
 Fischer, Henry. Segers, Gustav.
 Farrell, R. F. (Ref.) Smyth, Frederick (Ref.)
 Gearty, Thomas (2). Smidt, Louis.
 Grace, Mary (Exrs. of). Suydam, Lambert, Jr., et al. (2).
 Gifford, S. D. (Ref.) Smith, Agnes A., wife J. E.
 Geraty, Eliza, wife Nicholas G. Skidmore, Harriet, Lemuel and W. B.
 Heberd, Lottie S., wife J. N. Spear, Alva (Exr. of).
 Hewitt, W. H. Smith, J. E.
 Hochster, Isaac. Sowards, S. D. (2).
 Hyman, Henry. Sullivan, J. H.
 Hirsch, Henry. Sanders, J. G.
 Harden, Elizabeth. Schmalholz, Theodore.
 Herring, Wm. (2). Sherman, John.
 Hughes, Lenoria, wife Michael. Stoltz, Michael.
 Scherlinger, Anna.
 Harris, Henry. Stanton, Harriet C., wife D. N. (2).
 Hoerfel, Wm. Scudder, Eliza, wife Sinus.
 Joachimsen, P. J. (Ref.) Strobel, W. D., et al. (Legatees, &c.)
 Jacobus, Mary, wife C. H. Jackson, A. M.
 Koch, George. (2). Teets, Philip (2).
 Kelter, Julius. Retter, Jane, wife J. M. (2).
 Kaliske, A. S. Thomas, A. T.
 Kennedy, Ellen C., wife David. Thomson, Frances F., wife Robert.

Viele, K. G.
Van Rensselaer, Cortlandt
(Exr. cf.)
Warner, J. W.
Weaver, Charlotte A. S.,
wife P. G.
Wilson, Victoria A., wife A.
T.
Walsh, Thomas.

GRANTEES

Aims, J. P.
Abrahamson, Theodore.
Brennan, John.
Baird, Matthew (2).
Braden, John (2).
Burchell, Mary J., wife H.
J. (2).
Bishop, Victoria.
Breen, J. R.
Blumenstiel, Alexander (2).
Barnes, C. F.
Brown, W. N.
Bishop, William.
Bowne, Robert.
Barrett, Harriet A.
BENNETT, MARY M., WIFE
N. L.
Beck, Julius.
Bremer, Henry.
Bigot, Eliza, wife Alfred.
Burns, Edward.
Beare, Thomas.
Brittmet, W. B.
Bromson, Willett.
Chamberlin, Harry.
Cgan, James.
Crest e, David.
Cstreet, John.
Caffrey, M. V.
Chattillon, G. H.
Chamberlain G. W.
Currie, John.
Cary, J. H. and N. H.
Cutting, Gertrude (Exr. of).
Condit, Caroline E. B., wife
J. W.
Cashman, M. H. (6).
Crane, Clarissa L. and Al-
bert.
Coogan, Wm.
Colquitt, Sarah V., wife
J. H.
Cassin, James (2).
Cavanagh, John.
Cassidy, Patrick.
DILLON, HANNAH S., WIFE
SIDNEY.
Demarest, Caroline, wife
N. L.
Ducey, T. J.
David, Jacob (2).
Dunkake, J. H. H.
Daly, Peter.
Doremus, Annie.
Danziger, Max (2).
Dinkelspiel, David.
Eversdell, Wm.
Edel, Louis.
FRENCH, ANNA T., WIFE
W. J.
Ford, Wm. (2).
Falconer, W. W.
Fountain, Gideon.
Flaherty, Owen.
Grace, Alice.
Hassey, August.
Hengstenberg, Babette.
Hall, Mary (widow).
Hebberd, Margaret.
Hoyt, J. O.
Hochster, Isaac.
Hewitt, Gorgeino and Au-
gusta L.
Hyman, Henry and Jo-
seph.
Hayes, Martha.
Henry, Mary A.
Hastings, Maria M.
Hahn, Sofia.
Holly, H. H.
Hull, Wagner (Exrs. of).
Hendrix, Isaac.
Hemmond, Wm.
Hoertel, Wm.
Jacob, E. A.
Jones, Robert.
Jantzer, George.
Judah, S. B. H.
Keil, Carl.
Kurscheidt, F. A.
Koch, Andrew.
Kaliske, A. S.
Koch, Anna M.

Willefs, Sylvester.
Wasserman, Charles.
Waldron, W. B.
West, Wm. (2).
Wilkins, Catherine (Exr.
of).
Woodhouse, Philip (3)
Wright, Wm. S.

DEVOR st., n. s., 100 e. Leonard st., 25x100.
John H. Hegeman and John B. Alexander to
James Boughton. 4,500
DIAMOND st., n. s., 390 e. Bedford pl., 100x200.
DIAMOND st., n. s., 190 e. Bedford pl., 100x200.
DIAMOND st., n. e. cor. Bedford pl., 90x200.
Flatbush. Olin G. Walbridge to Charlotte, wife
of Isaac Bristow. 15,500
FROST st., s. s., 475 w. Kingsland av., 24x55.4x52.
gore. Charles H. Jordan, Sr., to Charlotte E.
wife of Elricha Donaldson. 800
SAME property. Charlotte E. wife of E. Donald-
son to Charlotte wife of Charles H. Jordan. 800
HERKIMER st., n. s., 89 w. New York av., 20x100.
h. & l. Olin G. Walbridge to Charlotte wife of
Isaac Bristow. 9,500
JEFFERSON st., s. s., 360 e. Howard av., 40x100.
Robert Ferrier, New York, to Daniel Pow-
ler. 5,000
JOHNSON st., n. s., 71.6 w. Lawrence st., 24x100.
h. & l. Warren Richmond to Susan A. Pfeif-
fer. 5,600
MALBONE st., n. s., Lot 64. S. Gerritsen property.
27.5x11.1x25.1, gore, Flatbush. William M.
Bailey to Mary Ahearn, New York. 200
NASSAU st., n. s., 152.6 w. Bridge st., 26x113.1.
Margaret M. Gedney (widow) to Jeremiah
Mundell. 5,000
RUTLEDGE st., s. s., 220.9 e. Bedford av., 20.9x100.
Edward C. Bates to Eliza Forrester (widow). 6,500
SMITH st., e. s., 39.6 s. Fourth st., 16.10x52x17.4x
55.7, h. & l. (Foreclos.) E. L. Sanderson to
Edwin D. Plimpton. 2,800
SPENCER st., e. s., 150 n. Tillary st. or Park av.,
25x100. (Foreclos.) Charles E. Frost (Ref.)
to Daniel Fowler. 1,500
STOCKTON st., n. s., 250 w. Yates av., 25x100.
Josephine Picabia to Martin Laffan. (Correc-
tion Deed). nom
TRUXTON st., n. s., 353 e. Stone av., 19.6x100.
William J. Sayres, Jamaica, L. I., to Thomas
Ryan. 900
TRUXTON st., westerly intersection Brooklyn and
Jamaica Plank road, runs w. along Truxton
st. 109 x north 33 x northeast 33 to Plank road
x east 109 to beginning.
BROOKLYN and Jamaica Plank road, n. e. s.,
equi-distant bet. Somers and Truxton sts.,
runs e. 90 x south 60 to Brooklyn and Jamaica
Plank road x northwest 108.
Maria P. Bennett to Anna Cook, East New
York. (First 2 lots subj. to Mortg. \$660). 250
WILSON st., n. w. s., 184 n. e. Bedford av., 21x
100. Stephen A. Middlebrook to William H.
Gaylor, William Lamb and Thos. Lamb, Jr. 10,000
1ST st., e. s., 52.3 s. South 5th st., 30.3x69. (Fore-
clos.) John H. Wilson to Ruth T. Hicks. 500
1ST st., e. s., 22 s. South 5th st., 30.8x69. (Fore-
clos.) J. H. Wilson to Ruth T. Hicks. 500
10TH st., n. s., 100 e. 3d av., 12.6x100. Samuel W.
Fowler to Lizzie A. Heuser. nom
14TH st., s. w. s., 297.10 n. w. 6th av., 25x100.
Patrick F. McMenomy to Mary A. Regan. 5,500
17TH st., s. w. s., 145 n. w. 5th av., 20x100. 2.
Hiram H. Thomas, Providence, R. I., to George
Will. 9,500
55TH st., s. s., 300 e. 3d av., 25x100, h. & l. Geo.
W. and Maria Brandt to Catharine A. wife of
Walter H. Robson. 3,000
ATLANTIC av., n. s., 118.9 w. Nevins st., 18.9x90,
h. & l. William Selpho to Edward Kieser. 5,100
ELDER av., e. s., 425 s. Cozine st., 75x100. John
J. and Washington Sackman (Exrs. of Jacob
H. Sackman) to Alouzo F. Snelling, East New
York. (Correction Deed.) Oct. 29, 1875. nom
FULTON av., s. w. cor. Ralph av., 25x200, to Her-
kimer st. Ernest C. H. Dohrman to John K.
Kloster. (Q. C.). nom
LAFAYETTE av., n. s., 22 e. Franklin av., 19x80,
h. & l. Andrew J. Decker to Myrick Plum-
mer. 7,800
MASPETH av., adj. Peter Cooper's land, h. & l.
Thomas Porter, Long Branch, N. J., to Jacob
Schick. 1,600
MYRTLE av., n. e. cor. Adelphi st., runs e. 27.9 x
north 69.9 x east 22.6 x north 25 x west 68 to
Adelphi st. x south 87.3. Thomas D. and Coles
and Richard Carman (Exrs. of R. Carman) to
Dominicus Snedeker. 15,000
SAME property. Dominicus Snedeker to Thomas
D. Carman. 15,000
SCHENECTADY av., e. s., 24 n. Pacific st., 18.8x70.10.
Esther wife of George Evans to Philip L. Balz,
Jr. 3,500
3D av., s. e. s., 40.2 s. w. 41st st., 20x80. Patrick
F. McMenomy to Mary A. Regan. 5,500
3D av., s. e. s., 20.2 s. w. 41st st., 20x80. Patrick
F. McMenomy to Mary A. Regan. 5,500

DEGRAW st., s. s., 100 e. Smith st., 20x100, h. & l.
Sarah A. wife of Francis Halstead to Martha E.
Lambert. exch
ELDER st., s. s., 159.6 e. Broadway, 17x100.
William H. King to Catharine wife of Peter
Brede. 7,000
MILTON st., n. s., 368 e. Franklin st., 21x95, h. & l.
Thomas C. Smith to Abbie S. wife of Grenville
M. Baker. 6,500
PACIFIC st., n. s., 275.10 e. Carlton av., 19.6x84.
(Foreclos.) John P. Morris (Ref.) to Thomas
Miller, Flushing, L. I. 4,000
PRESIDENT st., s. s., 760 w. Columbia st., 15 x
irreg., h. & l. (Foreclos.) J. W. Sanderson
(Ref.) to H. Sidney Hayden, Windsor, Conn. 500
SCHOLES st., n. s., 100 e. Lorimer st., 55x100.
Frederick Koch to Robert Brass. 4,250
SOUTH 7th st., n. s., 72 e. Dunham pl., 16.8x.
Esther wife of Richard Smith to James Rod-
well. 9,000
17TH st., n. e. s., 100 n. w. 4th av., 20 x block to
Prospect av. Oliver Charlick to Abigail A.
Smith. (1874). gift
41ST st., n. s., 350 e. 5th av., 50x10. John David-
son, Elizabeth, N. J., to Reese B. Guillim, New
York. 2,500
ATLANTIC av., s. s., 100 e. Miller av., 25x104.
Esther wife of Thomas Pitt, Elizabeth, N. J., to
Ann Quidor. nom
BROOKLYN av., n. e. cor. East New York av., 20
x94.7.
BROOKLYN av., s. e. cor. Broadway, 20x94.7,
Flatbush.
Frances E. Breakey to William Calligan, New
York. nom
DE KALB av., n. s., 20 e. Lewis av., 20x80, h. & l.
Henry G. Disbrow to Hannah Clark. 3,500
DE KALB av., s. s., 60 e. Waverly av., 20x100, as
& is. Patrick Lambert and Jas. H. Mason to
Mary H. Adams. 9,700
GATES av., s. s., 175 e. Lewis av., 25x100, h. & l.
Treno and Caroline Yung (Exrs. E. Yung) et
al. to Caroline Koster. 3,500
HUDSON av., w. s., 65 s. Nassau st., 21.6x82.2.
John Galvin to Catharine wife of Michael Gal-
vin. 1,800
LAFAYETTE av., s. s., 183.4 w. Nostrand av., 16.8
100. Margaret A. wife of Henry C. Cronk-
right to Charlotte C. Davenport. (Mortg. \$4,250,
&c.). nom
THROOP av., e. s., 25 s. Hopkins st., 22x100, h. &
l. William Bruckhauser to Conrad Thiel. 3,500
SAME property. Conrad Thiel to Elisabetha Bruck-
hauser. 3,500
JAMAICA pike, n. e. cor. Furman pl., 114.6x78.9
x100 to Furman pl. x 134.10, hs. & ls.
JAMAICA pike, n. s., 114.6 e. Furman pl., 57.4x
100.9x50x128.9, hs. & ls.
FURMAN pl., n. e. s., 134.10 n. Jamaica pike, 100x
100, hs. & ls.
Henry Siefke, Jr., New York, to John P.
Ropke. 14,000

May 5th.

BROADWAY, n. e. cor. Williams av., 100x100.
Maria E. A. wife of Frederick L. Schwedler to
William D. Walker, New York. 955
BUTLER st., s. s., 284 e. Hoyt st., 16x100, h. & l.
Valentine G. Hall, New York, to Michael Good-
win. 2,750
CARROLL st., n. s., 171.8 w. Hoyt st., 20x97.11, h.
& l. William J. Bedell, Morristown, N. J., to
Dwight Spencer to Daniel Martin. 10,000
CARROLL st., n. e. s., 160 s. e. Nevins st., 21x100.
Obadiah Williams to Mary wife of Pulaski C.
Wilson. 4,000
COOPER st., s. w. cor. Central av., 100x110.9x100x
. Lillie E. Mills to Franz Steinbacher. 2,150
GRAHAM st., e. s., 190 s. Willoughby av., 17x82.10,
h. & l. (Foreclos.) Gerard M. Stevens (Ref.)
to Bernard McCaffrey. (Mort. \$1,500). 325
HALL st., w. s., 280 s. De Kalb av., 20x80, h. & l.
Julia M. wife of William H. Hallock to E. Ellery
Anderson and Frederick H. Man. 12,000
SAME property. Amelia Fowler to Julia M. wife
of William H. Hallock. (See Monroe st.). 12,000
HERKIMER st., n. s., 100 w. Albany av., 20x100, h.
& l. Ellen A. wife of William J. Eaton to Bar-
bara wife of James Bathgate, New York. 4,500
HULL st., n. s., 250 w. Saratoga av., 75x200 to
McDougal st. John Rupp to Clarence L. Bur-
nett. 6,300
KOSCIUSKO st., s. s., 275 w. Marey av., 12.6x100, b.
& l. Edmund P. Tappey, New York, to Bela
M. and Sarah E. (his wife) Farnham.
other consid and 500
KOSCIUSKO st., s. s., 275 w. Marey av., 12.6x100,
h. & l. Bela M. and Sarah E. Farnham to
Henry G. Guild. nom
MONROE st., n. e. cor. Franklin av., runs e. 175 x
north 80 x west 115 x north 10 x west 60 to
Franklin av. x south 90. Julia M. wife of Wil-
liam H. Hallock to Amelia Fowler. (See Hall
st.). 18,500
PACIFIC st., n. s., 155 w. Nevins st., 20x86. Maria
C. Derry, wife of Thomas C., to Samuel B. Halli-
day. 9,000

KINGS COUNTY, N. Y.

May 3d.

ATLANTIC st. (No. 362), s. s., 200 w. Bond st., 25x
90, h. & l. (Foreclos.) George G. Barnard to
Sylvester Cahill, Cranford, N. J. (Mort.
\$5,000). \$4,700
BOND st., e. s., 145 s. Douglass st., runs s. 55 to
Degraw st. x east 22 to Mill road x northeast to
point e. Bond st. x north to point 145 s. Dou-
glass st. x west 25. Maria Hodgins to Matthew
Fogarty. 2,900

May 4th.

ATLANTIC st., s. s., 125 e. Bond st., 19x80, h. & l.
William Scharfenberg, Bloomfield, N. J., to Cor-
nelius and Magdalen Hurth. 6,100
BROADWAY, n. s., 100 e. Schaffer st., runs n. w.
20x100. Maria C. wife of Alexander P. Kincaid
to Louisa wife of Henry Feltman. 1,700

May 5th.

Bass, Bernard, to Wallace W. Williams. Wyckoff st., n. s., 476 w. Smith st., 23x100. May 1, 3 years. 600

May 6th.

Aubrey, David, to the National Stove Works, New York. Portland av., e. s., 178 n. Park av., 16.8x100. May 1, due Oct. 14, 1876. 410

Chapman, William E., to the Williamsburgh Savings Bank. Division av., s. s., 87.2 w. Wythe av., 20.1x142.6x21.7x132.7. May 6. 1 year. 5,500

May 8th.

Brown, Julia F., wife of John L., Jr., New York, to Willett Bronson. Pacific st., n. s., 95 e. Vanderbilt av., 25x100. May 4, 6 months. 12,000

Palmer, A. Judson, to the Dime Savings Bank, Brooklyn. Lexington av., n. s., 80 w. Tompkins av., 20x100. May 8, 1 year. 750

May 9th.

Beebe, Marianna F., wife of Samuel J., to William A. Beebe, Ravenswood, L. I. Quincey st., n. s., 225 e. Nostrand av., 50x100. April 20, due Nov. 1, 1877. 1,200

ASSIGNMENTS---MORTGAGES

NEW YORK.

May 3 to 10---inclusive.

Amend, Bernard and Joseph Koelble (Exrs of Joseph Mosback) to Henry Mosback. nom

Table of real estate records with columns for names, addresses, and descriptions. Includes sections for 'BILLS OF SALE' and 'KINGS COUNTY, N. Y.' with various entries such as 'PORTER, E. L. City...J. W. Hill. Furniture. 800' and 'ARCHER, WILLIAM H. 253 Hooper st...Chas. F. Walters, New York. Furniture. \$115'.

Table listing real estate transactions with columns for name, address, and amount. Includes entries for Kendall, Edward K., Lutz, Rudolph, Lewis, L. F., etc.

Table listing real estate transactions with columns for name, address, and amount. Includes entries for Carpenter, Siba, Carman, George R., Crary, George D., etc.

MECHANICS' LIENS.

Table listing mechanics' liens with columns for location, amount, and lienholder. Includes entries for Broadway (No. 3 Astor House), Fulton st., etc.

KINGS COUNTY, N. Y.

Table listing mechanics' liens in Kings County, N.Y. with columns for location, amount, and lienholder. Includes entries for Hopkins st., Jackson st., etc.

BUILDINGS.

Table listing projected buildings with columns for location, cost, and owner. Includes entries for Manhattan st., 250 w. Grand Boulevard, etc.

SATISFIED JUDGMENTS, N. Y.

Table listing satisfied judgments with columns for name, address, and amount. Includes entries for Allen, Theodore and Joseph E., Arbona, Rachel J., etc.

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

Table with 2 columns: Description of property and value. Includes entries for Thirteenth st. (No. 37 East), Twenty-sixth st. (No. 57 West), and Madison av., n. e. cor. Thirtieth st.

APPROVED PAPERS.

Resolutions, ordinances, &c., approved by the Mayor: Jay st., from Washington to West sts.; Twenty-second st., from Avenue A to East River.

BOARD OF ASSESSORS.

The following assessments have been completed, and are lodged in the office of the Board of Assessors for examination by all persons interested.

Table with 2 columns: Description of property and assessment details. Includes entries for Clarkson st., Fulton st., Gansevoort st., and West st.

REGULATING, GRADING AND REPAIRING. Worth st., from Broadway to Chatham st. BELGIAN PAVEMENT. Fifty-first st., from 6th to 7th av.

FORECLOSURE SUITS.

NEW YORK.

Table with 2 columns: Description of property and date. Includes entries for One Hundred and Nineteenth st., Seventy-ninth st., and Forty-fourth st.

Table with 2 columns: Description of property and date. Includes entries for One Hundred and Forty-second st., Madison av. and 62d st., and Sixty-third st.

LIS PENDENS.

NEW YORK.

Table with 2 columns: Description of property and date. Includes entries for One Hundred and Twenty-second st., Forty-fifth st., and Mary McGuinness agt. Frederick Gusemshausen.

KINGS COUNTY, N. Y.

Table with 2 columns: Description of property and date. Includes entries for Penn st., Carrie Worden agt. Cecilia Moffat, and Bridge st.

ADVERTISED LEGAL SALES.

Table with 2 columns: Description of property and date. Includes entries for REFEREES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, 111 BROADWAY.

Table listing various building materials such as Hemlock boards, Oak, Maple, Chestnut planks, Cypress, Black Walnut, and Shingles, with their respective prices per unit.

Table listing various paints and oils including Chalk, China clay, Whiting, Paris white, Zinc, Lead, Litharge, Ochre, Venetian red, Spanish brown, Vermilion, Carmine, Chrome yellow, Orange Mineral, Paris green, and Putty, with their prices.

Table listing plaster paris products like Nova Scotia white and blue, Calcined Eastern and city, and Calcined city casting, with prices.

Table listing slate products such as Purple roofing slate, Green slate, Red slate, Black slate, Peach bottom, and Slate tiles, with prices.

Table listing solders and stone products like Amherst freestone, Buena Vista, Berlin freestone, Berea freestone, Independence freestone, Brown stone, Granite, and Canaan marble, with prices.

Table listing blue stone products such as Drain stone, Flag, Curb, Corners, Sills and lintels, Copping, Gutter, and Bridge, with prices.

Table listing steps and platforms in various sizes (7in, 6in, 5in, 4in, 3in) and materials (miscellaneous, 100ft, 50ft).

Table listing native stone products including Common building stone, Base stone, and Shingles in various lengths and quantities.

Table listing tin plates and various types of charcoal (I. C. charcoal, I. C. coke, I. X. charcoal, I. C. coke, I. C. coke, I. C. coke, I. C. coke).

Table listing zinc products: Duty, sheet, 2 1/2 c. Sheet (gold).

INSURANCE ON DWELLINGS.—THE GERMAN-AMERICAN INSURANCE COMPANY desire to call the attention of owners of DWELLINGS and Tenement property to the very FAVORABLE RATES at which they are now writing policies.

Parties having insurances maturing in April and May can obtain full information now on application at the Company's office.

No. 179 BROADWAY, or at the Branch Offices:

14th st., corner 4th av., and No. 27 Pearl st.

N. B.—Owners of property mortgaged to LIFE INSURANCE COMPANIES, BANKING INSTITUTIONS, &c., would do well to send to the GERMAN-AMERICAN OFFICE for a list of rates before renewing their policies.

CASH ASSETS, \$2,062,968 68. ONE MILLION INVESTED IN U. S. GOV'T BONDS.

PROPOSALS

will be received for plastering 5 houses; also for about 250 feet galvanized iron cornice.

For particulars apply at the corner of Broadway and 51st st., between 11 and 12 A. M.

MARBLE STORE FRONT FOR SALE

The elegantly-carved marble store front No. 452 Broadway, 25 feet front and five stories high. Will be taken down, numbered, and delivered to any part of the city or Brooklyn, and will reset same, if desired, at one-fifth cost of procuring a similar front from the quarries.

GRAND CENTRAL STORAGE WAREHOUSE.

SEPARATE ROOMS FOR FURNITURE, PIANOS, BAGGAGE, CARRIAGES, &c., &c. MORGAN & BROTHER, Proprietors CORNER BROADWAY AND 47TH ST.

MURTAUGH'S DUMB WAITERS.

HOIST WHEELS AND STORE DUMB WAITERS, CARRIAGE AND INVALID ELEVATORS, of the most approved pattern, at short notice. JAMES MURTAUGH, 1,370 Broadway, near Thirty-seventh st., New York.

INGALLS & MARK,

VAULT LIGHTS,

AND ILLUMINATING GRATINGS OF EVERY DESCRIPTION,

At the Old Stand, No. 5 WORTH STREET.

EXCELSIOR IRON WORKS. (ESTABLISHED 1839.) 201 Centre Street, Cor. Howard. GEO. R. JACKSON'S SONS. Iron Work of every description for Buildings. REPAIRING AND JOBBING WORK A SPECIALTY.

Healey Iron Works, Cor. North Fourth & Fifth Streets, BROOKLYN, E. D. S. LLS, LINTEL COLUMNS, GIRDERS, RAILINGS, And all Iron Work for Buildings.

JOHNSON BROTHERS, SUCCESSORS TO CAMERON & JOHNSON, Manufacturers of Plain and Ornamental IRON WORKS, Railings, Doors, Shutters, Gratings, Vault-lights, Sky-lights, Fire and Burglar-proof Safes, and Castings of all kinds, etc. 215 and 217 Grand St., near the Bowery, N. Y.

SALAMANDER WORKS.

[ESTABLISHED 1825] FIRE BRICK AND GLAZED SEWER PIPE OFFICE AND DEPOT: Foot of Bethune st., N. Y.

J. A. WHITNEY, LUMBER DEALER, NINTH AV. AND FIFTEENTH ST., NEW YORK. ALL KINDS OF DRESSED FINE LUMBER.

HAVILAH M. SMITH & SON, CARPENTERS & BUILDERS, No. 35 NORTH MOORE ST., Near Varick st.

LOCKE & MUNROE, PLUMBERS & GASFITTERS

AND DEALERS IN GAS FIXTURES AND METALS, No. 1,329 BROADWAY, Near 35th street, NEW YORK. Houses, Churches, Banks and Stores fitted up with Water and Gas in the best manner. FRED. T. LOCKE. WM. O. MUNROE.

P. K. & J. A. Horgan, MASONS AND BUILDERS, 67 THIRD AVENUE, Cor. of Eleventh street, Entrance on Eleventh street, NEW YORK

JAS. WEBB & SON, Masons & Contractors, 62 MORTON STREET, NEW YORK.

M. J. DUNN, PLUMBER AND GASFITTER, 102 Fourth Avenue, Bet. 11th and 12th sts. NEW YORK. All PLUMBING and GASFITTING done in the best and promptest manner, and on the most reasonable terms.