

# REAL ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21<sup>ST</sup> 1868.

"Entered at the Post-office at New York, N. Y., as second-class matter."

VOL. XXXVI.—No. 928.

NEW YORK, DECEMBER 26, 1885.

Price, 15 Cents.

**E. H. LUDLOW & CO.,**  
AUCTIONEERS,  
REAL ESTATE BROKERS,  
NO. 11 PINE STREET.  
ESTABLISHED 1836.

**H. H. CAMMANN.**  
REAL ESTATE,  
4 PINE STREET, - - - NEW YORK.

**A. W. BOGERT, Jr.,**  
REAL ESTATE,  
16 EAST 18TH ST., - - - NEW YORK.

**JACOB APPELL,**  
REAL ESTATE BROKER  
AND HOUSE AGENT.  
Many owners and trustees as references.  
277 WEST 23D STREET.

**E. A. CRUIKSHANK & CO.,**  
ESTABLISHED 1794.  
REAL ESTATE,  
Have removed to 176 Broadway, New York.

**RICHARDS & SAUSE,**  
LATE WITH E. H. LUDLOW & CO.  
REAL ESTATE AGENTS & BROKERS,  
2 PINE STREET AND 1130 BROADWAY.  
BENJ. RICHARDS. EDMOND J. SAUSE, JR.

**T. JUDSON KILPATRICK,**  
REAL ESTATE BROKER,  
"HOFFMAN ARMS," 640 Madison Av., cor. 59th St., N. Y.  
Notary Public.  
Money to Loan on Bond and Mortgage.

**WM. REYNOLDS BROWN,**  
REAL ESTATE,  
BROKER, AUCTIONEER AND  
MANAGER OF ESTATES.  
No. 146 BROADWAY, NEW YORK.

**MAC KNIGHT FLINTIC STONE CO.,**  
MANUFACTURERS OF FLINTIC STONE.  
Sewer Pipe, Building Stone, Vats, Walks, Floors,  
Chimney Tops, Coping, Lintels, Sills, Steps, manufac-  
tured from Crushed Trap Rock. Fire-Proofing Be-  
tween Beams, Mantels, Hearths, etc. Foundations for  
Steam Pumps and Machinery. Send for Circular.  
Office, 150 Broadway, N. Y.

**THOMAS EGAN,**  
LOANS ON BOND & MORTGAGE,  
135 and 137 Broadway, Room 11.

**MITCHELL, VANCE & CO.,**  
GAS FIXTURES,  
836 AND 838 BROADWAY, NEW YORK.

**WM. H. JACKSON & CO.,**  
North side UNION SQUARE (31 East 17th Street), New York.  
Designers and Manufacturers of ARTISTIC GRATES, OPEN FIRE-PLACES,  
FENDERS and FIRE-PLACE NOVELTIES in every style. Importers of TILE.  
Telephone, 21st Street, No. 158. Foundries and Shops, 315 EAST 23TH STREET.

**BEST BRANDS OF ENGLISH AND CONTINENTAL  
PORTLAND CEMENTS.**  
"K. B. & S." English.  
"BURHAM," English.  
"FEWER," German.  
"JOSSON & CO.," Antwerp.  
Imported by **JAMES BRAND**, 85 Beekman Street, New York.

**NEW YORK & ROSENDALE CEMENT CO.,**  
ROSENDALE HYDRAULIC CEMENT.  
Warranted superior to any brand of Rosendale Cement manufactured, for use under or out of water.  
Especially adapted where tensile and compressive tests are required.  
Send for pamphlet on tests and testimonials, showing superior quality of our Cement.  
HIRAM SNYDER, Secretary, Office, 229 Broadway, New York.

**SAYLOR'S PORTLAND CEMENT.**  
STRONGEST, CHEAPEST, BEST AND ALWAYS FRESH.  
For Sale by all Dealers in Masons' Materials.  
**JOHNSON & WILSON**, General Agents,  
"Sole Agents for Styrian Tool Steel for the United States and Canada."  
Send for New Descriptive Pamphlet. No. 91 LIBERTY STREET, NEW YORK.

**S. F. JAYNE & CO.,**  
MANAGERS OF ESTATES  
APPRAISERS AND BROKERS.  
273 W. 23D STREET, NEW YORK.  
S F. JAYNE. A. M. CUDNER.

**FERDINAND FISH,**  
Late JAMES M. TAYLOR,  
No. 149 BROADWAY,  
Cor. Liberty Street.  
ALTERATION, IMPROVEMENT & MANAGEMENT  
OF BUSINESS PROPERTY.

**WM. H. ROOME'S SON,**  
REAL ESTATE AGENT & BROKER,  
No. 378 SIXTH AVENUE, NEW YORK.  
(Masonic Temple Building.)  
ESTABLISHED 1852.

**BROOKLYN UP-TOWN HEADQUARTERS.**  
**PAUL C. GRENING.**  
REAL ESTATE AND MORTGAGE LOANS  
Offices, 420 Gates Avenue,  
and 363 and 1161 Fulton Street.

**BARTON & WHITTEMORE,**  
REAL ESTATE & MORTGAGES,  
Money to loan in any amount on bond and mort-  
gage, at lowest rates and on most favorable terms.  
106 BROADWAY, Cor. Pine St., New York.

**ADRIAN G. HEGEMAN,**  
REAL ESTATE & INSURANCE.  
Entire Charge Taken of Estates.  
No. 1321 BROADWAY, Near 34th Street, N. Y.  
ADRIAN G. HEGEMAN. JOHN A. HEGEMAN.

**KELLY & JONES CO.,**  
STEAM HEATING  
AND VENTILATING ENGINEERS,  
Offices, 75 John St., N. Y., 141 First Av., Pittsburg, Pa.  
Factory, Erie and Eleventh Streets, Jersey City, N. J.

**J. S. CONOVER & CO.,**  
Designers and Manufacturers.  
OPEN FIRE PLACES, GRATES & FENDERS.  
MANTELS IN WOOD, SLATE & METAL.  
Importers of Tiles.  
28 and 30 West 23d Street, - - - New York

**JOHN WALSH,**  
Manufacturer of  
GRATES and FENDERS, OPEN FIRE-PLACES,  
BRASS ANDIRONS, FIRE SETS, Etc.  
Personal and prompt attention given to all orders.  
Nos. 355 and 387 3d Av and 204 E. 28th St., New York.

**BRICK AND STONE WATER-PROOFING  
CO.'S** Process for Preserving from Decay  
BROWN SANDSTONE, LIMESTONE, MARBLES  
AND BRICKWORK,  
From weather-stains and discolorations of any kind.  
It converts the outer layers into an indestructible  
material. Office, 55 BROADWAY, Room 43.

**RICHARD V. HARNETT & CO.,**  
AUCTIONEERS,  
REAL ESTATE BROKERS,  
73 LIBERTY STREET,  
Williamsburgh City Fire Insurance Company Building.  
"Telephone Call John 304."

**GEO. R. READ,**  
REAL ESTATE,  
19 NASSAU STREET.  
Telephone, 442 John.

**THOMAS & ECKERSON,**  
REAL ESTATE AND INSURANCE BROKERS  
Entire charge taken of Estates.  
WALLACE BUILDING, 35 W. 30th Street.  
WM. M. THOMAS, Jno. C. R. ECKERSON  
Commissioner for the States. Notary Public.

**PORTER & CO.,**  
REAL ESTATE,  
No. 77 East 125th St. near 4th Avenue.

**SCOTT & MYERS,**  
AUCTIONEERS AND  
REAL ESTATE BROKERS,  
No. 146 Broadway  
Branch: Northwest corner Madison Av. and 59th St.

**LEONARD J. CARPENTER,**  
REAL ESTATE,  
55 & 58 EAST 23D ST., Y. M. C. A. BUILDING,  
AND 1181 3D AVENUE.  
Telephone 21st St., 499. Entire charge of property.

**CYRILLE CARREAU,**  
REAL ESTATE,  
Cor. Grand Street and Bowery,  
Under Oriental Bank. Telephone, Spring, 115  
Solicits charge of property to rent and sell.

**J. EDGAR LEA YCRAFT.**  
MANAGER OF ESTATES,  
BROKER AND APPRAISER,  
1544 BROADWAY, Near 46th Street, N. Y.  
Telephone Call, 39th St. 398.

**J. E. BRUGIERE.**  
REAL ESTATE,  
INVESTMENT PROPERTIES, RENTALS, &c.  
8 and 10 Pine Street.

**M. M. McKEE,**  
REAL ESTATE AND LOANS NEGOTIATED,  
150 BROADWAY, Cor. Liberty Street, N. Y.

**J. G. & T. DIMOND,**  
ARCHITECTURAL  
IRON WORKS.  
Established 1852.  
209 AND 211 WEST 33D STREET, NEW YORK

**THE AMERICAN ENCAUSTIC TILING CO  
(Limited),**  
Patentees and Manufacturers of  
Plain, Glazed, Pebbled, Inlaid, Embossed, Decor-  
ated and Mosaic TILES for Floors, Walls,  
Fireplaces, Cabinet Work & Architectural Enrichment.  
116 West 23d St., N. Y. Zanesville, Ohio.

**T. ASPINWALL & SON,**  
TILES of all descriptions for Floors, Walls  
Hearths, Fireplaces and Decoration generally.  
Wood Mantels, Open Fireplaces,  
Grates, Brass Fenders, Andirons, Etc.  
Sole Agents for, and only direct Importers of  
MINTONS' and the CAMPBELL TILE CO.'S TILES  
75 & 77 W. 23D STREET (Masonic Temple), N. Y.

**JOHN TRAGESER,**  
STEAM COPPER WORKS,  
447 to 455 West Twenty-sixth Street.  
MANUF. OF PLUMBER'S COPPER WORK.

**COLWELL LEAD CO.,**  
PLUMBERS' SUPPLIES,  
63 Centre Street and 681 6th Avenue, New York.

**THOMAS OSBORNE, STEAM STONE WORKS,**  
91st and 92d STREETS, EAST RIVER.  
Dealer in American and Imported Marble, Brown  
Stone, Nova Scotia, Ohio and all other Free Stones.

**Folsom Bros.****Real Estate.****Folsom Bros.**

1238 Broadway, Southeast Corner 31st Street,

ESTABLISHED 1847.

Branch Office, 364 E. 72d St.

PERSONAL ATTENTION GIVEN TO THE SALE, RENTAL AND GENERAL MANAGEMENT OF REAL ESTATE.

SAMUEL D. FOLSOM.

THOS. W. FOLSOM.

W. H. FOLSOM

**ROBINSON'S ATLAS**

—OF THE—

**CITY OF NEW YORK.**

Owing to removals, failures and deaths among my subscribers, I have a few copies of the above Atlas on hand which I will sell at the subscription price, \$15 and \$25, until January 1st, 1886; after that date the price will be advanced to \$20 and \$30.

**E. ROBINSON,**

PUBLISHER,

**82 Nassau Street.****FOR SALE.**

Two of the six handsome four-story brown stone front dwellings (cabinet finished), just completed, on the north side of 76th Street, between 9th and 10th Avenues.

Also,

Two of the ten dwellings, similar to above, recently erected on the south side of 73d Street, between 9th and 10th Avenues, opposite the Clark Estate houses.

Apply on the premises or at office of

**T. FARLEY & SON, 1195 9th Av.**

E. R. BREVOORT.

GERARD M. BARRETTO

**BREVOORT & BARRETTO,****REAL ESTATE AGENTS,**

Insurance effected and collections made. Money loaned on mortgage. Estates managed.

Offices, No. 19 Park Place, and

No. 1251 Broadway, cor. 31st St.

**O. G. BENNET,****APPRAISER OF REAL ESTATE,**

150 BROADWAY, Cor. Liberty,

Real Estate, Insurance and Mortgage Broker.

Money loaned on Bond and Mortgage at lowest rates.

Management and care of property solicited.

**J. ROMAINE BROWN,****Real Estate,**62 W. 33d St., 3 doors east of Broadway.  
Telephone Call 381 39th St.

Entire charge taken of Estates.

Notary Public and Commissioner of deeds

**SETON & CO.,****REAL ESTATE BROKERS,**

79 Cedar Street.

**WILLIAM S. BORCHERS,**

Successor to TIMPSON &amp; PEET,

**Real Estate,**

1505 BROADWAY

Southwest corner 44th Street.

**WILLIAM B. LYNCH & CO.,**

(Successors to M. A. J. Lynch.)

Real Estate Brokers and Auctioneers,

"The Wellington,"

No. 21 E. 42d St. &amp; No. 32 Liberty St.

**W. M. S. ANDERSON,**

Real Estate and Insurance,

N. W. COR. 73d STREET &amp; 3d AVENUE.

Telephone 328, 39th Street.

Renting, collecting and care of property solicited.

Refers to Owners and Trustees of Estates

**FOR SALE OR TO LET**

for a term of years. Property on the Harlem River and 138th Street, adjoining the new Madison Avenue Bridge. This property with dock is especially adapted for material yards, and will be let in whole (about 'birty lots), or in part, as may be desired.

For particulars apply to

**WILLSON, ADAMS & CO.,**

138th St. and 4th Av., or 42d St. and East River.

**VICTOR FREUND & SON,**

Real Estate and Insurance Agency

Offices, 760 THIRD AVENUE and 187 BROADWAY.

Telephone, 520 39th Street.

Entire charge taken of estates. Rents collected. Money loaned.

**H. HENRIQUES,****REAL ESTATE BROKER****AND AUCTIONEER,**

62 Liberty St., New York

R. T. HAINES,

JAMES S. McQUILLEN

Formerly of 30 E. 14th St.

Notary Public.

**HAINES & McQUILLEN,**

Real Estate Brokers,

No. 73 Cedar St., Bet B'way and Nassau St., N. Y.

Loans and Commercial Paper.

T. W. FRECH.

In Course of Publication,

**Block Book of Manhattan Island.**

Will show lots, their numbers and sizes. Circular

on application to

**WM. T. COMSTOCK, Publisher,**

6 Astor Place, - - New York.

**R. BURGESS & CO.,****Real Estate,**

Office, 300 Broad St., Newark, N. J.,

BURGESS &amp; BEAMAN, 111 Broadway, N. Y.

**HIRAM MERRITT,****Real Estate,**

Office 53 Third Ave., N. Y.

Description of any property which you may have

SALE OR TO RENT solicited.

Entire Charge taken of Property.

**WM. CRUIKSHANK,****Real Estate,**

3 PINE STREET,

Has Removed to

No. 51 Liberty Street.

**R. S. BATES & CO.,****REAL ESTATE AND LOANS,**

115 BROADWAY, Room 65, N. Y.

Special attention paid to sale and renting of property

**WILLIAM GOODNOW,**

Real Estate, Loan &amp; Insurance Broker,

Nos. 165 and 167 BROADWAY.

Particular attention given to renting and care of property. Money always to loan at low rate. A large amount of first-class property for sale and exchange. Correspondence and consignments solicited.

**EDMUND H. MARTINE**

Real Estate Broker &amp; Appraiser,

No. 60 Liberty Street,

Opposite Real Estate Exchange.

**LEON TANENBAUM,**

Real Estate and Insurance Broker

92 SPRING ST., one door from B'way.

Entire charge taken of property.

**FAIRCHILD & DE WALLTEARSS,****Auctioneers & Real Estate Brokers**

No. 171 Broadway.

Sales of Real Estate and Securities at Exchange.

Entire charge taken of Estates.

**ARTHUR MASON JONES,****REAL ESTATE BROKER.**

Member of Real Estate Exchange &amp; Auction Room (L'd)

108 BROADWAY,

Cor. Pine Street,

New York,

Real Estate Sold, Rented.

Management of Estates.

JOHN A. GREENE.

EDWARD S. DONEY.

**GREENE & DONEY,****REAL ESTATE BROKERS,**

150 Broadway, Room 6, N. Y.

Insurance.

Mortgages.

**Thos. F. McLaughlin,****REAL ESTATE,**

1301 3d Avenue, near 75th Street.

Renting and Collecting a Specialty.

**LOTTIMER & BARCLAY,****Real Estate and Insurance**

32 Liberty Street, New York.

**Hermann Kamberger,****REAL ESTATE,**

906 3d Avenue, Corner 55th Street,

(Bank Building.)

Office Hours: 8 A. M. to 7 P. M.

New York.

**BREEN & BELLAMY,**

Real Estate and Insurance Brokers

1242 3d Av., Near 72d St., N. Y.

Notary Public.

**ROMAINE L. BOGARDUS,****Insurance****BROKER,**

Office, S. W. Cor. 125th St. and 5th Av.

Established 1858.

**P. C. ECKHARDT,****REAL ESTATE BROKER,**

Estates Managed. Insurance Effected. Notary Public.

No. 619 NINTH AVENUE,

Bet. 43d and 44th Streets.

New York.

**James W. Lupfer,****REAL ESTATE AND COLLECTIONS,**

355 WEST 59th STREET, N. Y.

**ED. MICHAELIS,**

Broker and Agent in Real Estate,

57 BOWERY, Near Broome St., N. Y. (up stairs).

**JOHN STEWART,****REAL ESTATE,**

Renting and Collecting a Specialty.

958 8th Avenue, between 56th and 57th Streets,

And 203 West 16th Street.

**TICHBORNE & MELROSE,****REAL ESTATE BROKERS****AND GENERAL APPRAISERS,**

1013 THIRD AVENUE,

Near 60th Street,

New York.

Money to loan on Bond and Mortgage.

Estates Managed. Notary Public

**Robert Auld,****Real Estate,**

940 8th Avenue,

Renting and Collecting a Specialty.

**GEORGE DAY,****Real Estate and Insurance,**

Notary Public.

305 5th Av. Near 31st St.

**REAL ESTATE.**

**S. J. K. ADLER,**

**REAL ESTATE & INSURANCE,**

1376 3d Avenue, New York.

Entire charge taken of Estates.

Rents collected.

Money loaned.

**SMYTH & RYAN**

(LATE OF

RICHARD V. HARNETT & CO.)

Real Estate Brokers and Auctioneers,

146 BROADWAY,

Cor. Liberty Street.

NEW YORK.

**OVER \$50,000 TO LOAN AT 4½ AND 5**  
per cent. on first and second mortgages. Lowest  
expenses guaranteed.

WOLINSKI, 32 Division Street.

**JASPER E. CORNING,**

Broker and Agent in Real Estate,

145 BROADWAY, NEW YORK.

**W. F. CORWITH,**

REAL ESTATE.

55 GREENPOINT AV., BROOKLYN, E. D.

Renting and Collecting a specialty.

**CHAS. S. BROWN.**

No. 26 Pine Street,

Entire charge taken of property.

**V. T. Hervey,**

COLLECTING RENTS A SPECIALTY.

2223 Third Avenue, corner 121st Street.

**GEO. CODLING & SON,**

REAL ESTATE,

Harlem and West Side Lots a specialty.

258 West 125th Street, Near 8th Avenue.

Emanuel Perls,

REAL ESTATE AND INSURANCE,

66 SEVENTH ST., Bet 1st and 2d Avs., N. Y.

Notary Public.

**PETER F. CALLAHAN,**

REAL ESTATE AND INSURANCE,

No. 725 2d Avenue, New York.

B. S. LEVY,

REAL ESTATE,

Has remove to 59 LIBERTY STREET,

Real Estate Exchange Building.

CHAS. HARFT,

REAL ESTATE,

18 Clinton Place, Near Broadway.

John S. Pierce,

Real Estate.

145 Broadway.

Room 19.

Loans Negotiated

**J. THOMAS STEARNS,**

Auctioneer and Real Estate Broker,

No. 55 Liberty St., Room 8. Bryant Building.

**CHARLES H. MOSES,**

Real Estate and Insurance.

281 St. James Place, Brooklyn.

**Metropolitan Plate-Glass Ins. Co.**

OF NEW YORK.

Cash Capital, in Government Bonds, \$100,000.

With a Surplus of \$105,266.61.

Principal Office, 66 Liberty St., near B'way

Telephone Communication

**DYCKERHOFF**

Portland Cement

Is superior to any other Portland Cement made.  
Circular with Testimonials and Tests sent on appli-  
cation.

E. THIELE, Sole Agent, U. S.

78 William Street.

New York

**JOHN DEWHURST,**

PLAIN & ORNAMENTAL PLASTERER,

Jobbing attended to. 160 W. 49th St., near B'way.

**BUILDERS' SUPPLIES.**

**MURTAUGH'S**  
Genuine Dumb Waiters

Manufactured only at  
145 and 147 East 42d Street.  
Also handhoisting in all its branches. Carriage and  
safety INVALID elevators a specialty. Repairing or  
altering at short notice.  
Established in 1855. JAS. MURTAUGH.

**JAMES BROOKS,**

Manufacturer of

**SHELL LIME,**

FACTORY, 55th ST. AND 11th AV., NEW YORK.

Masons and Farmers Supplied.

**DANNAT & PELL.**

Having erected a substantial weather-proof  
building upon one of our yards, embracing 22 city  
lots, we are prepared to furnish thoroughly

SEASONED LUMBER

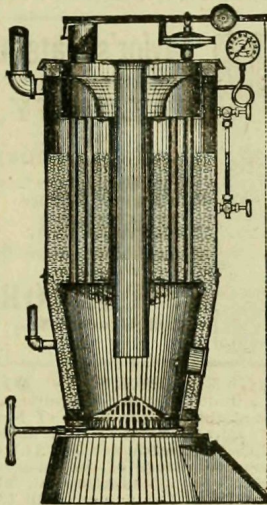
AND MAHOGANY,

at lowest current rates. Black Walnut and other  
Hard Woods a specialty. MICHIGAN and CANADA  
PINE, together with every other article in the trade.  
Yards, foot of BROOME and DELANCFY STS., E. R.

**NEW AMERICAN**

AUTOMATIC

**STEAM-HEATER.**



NO GAS!  
NO DUST!  
LOWEST  
PRICES,  
LEAST COST  
IN FUEL,  
LEAST  
ATTENTION,  
SELF-FEEDING,  
GREATEST  
SATISFACTION.  
Send for  
Circulars and  
Prices.

**Newell Universal Mill Co.,**

10 BARCLAY STREET, NEW YORK.

**SEWER GAS DESTROYED!!**

All poisonous and disease-breeding gases, germs of  
fevers in residences and buildings of all description  
thoroughly destroyed. Perfect ventilation of sewer,  
drain, soil and closet pipes guaranteed.

Endorsed by the Board of Health Physicians  
and Scientists of New York, Philadelphia and Boston.

**United States Sewer Gas**

**Cremator Co.,**

(Kemble Building)

15 to 25 Whitehall St.

**G. W. RADER & CO.,**

MANUFACTURERS OF

**SALT-GLAZED SEWER PIPE**

Office, 611 West 51st St., New York City.

**H. C. & G. S. Bailie,**

**STEAM MARBLE WORKS,**

ESTIMATES TAKEN FOR ALL KINDS OF

GENERAL HOUSEWORK,

304 and 312 East 22d Street, New York City.

ARTISTIC STONE CUTTING. FIGURE CARVING.

**JAMES M. KERR,**

(Successor to Boyd & Kerr.)

**Architectural & Monumental Sculptor**

Modeling and Carving in Stone, Wood, Plaster or

Papier-Mache.

Shop, 231 West 30th Street, New York.

Architectural Models to a Scale.

**FRENCH FLINT TILES.**

General Agency, 13 WILLIAM ST.

Telephone Call, 677 New.

**STONE DEALERS.**

**HENRY NEUS, 404 East 114th St., N. Y.**

Artificial Stone Works  
Garden Walks  
Stable Floors.  
Water Tight,  
Cement Work



**JOHN H. STURK,**

**ARTIFICIAL STONE WORKS**

(JOHN J. SCHILLINGER'S PATENT.)

Cellars made Water-Tight for Breweries. Malt  
and Ice Houses and Stable Floors.

154 East 86th Street, N. Y.

**MALONE BLUE STONE QUARRIES.**

**EUCLID STONE,**

**BLOCK STONE.**

MALONE & CO.,

Cleveland, O.

P. B. PARKER,

Sole Agent for Eastern States.

Office, 64 Broadway, Room 56, N. Y.

**CAROLINA RED SAND STONE.**

Fine Grain, Beautiful Color, Durable.

**Edward R. Brevoort**

Sole Agent,

19 Park Place and 1251 Broadway.

**THE HALLOWELL GRANITE CO.**

Monuments, Tombs, and Building Work

of all Kinds in Granite, Marble

and Bedford Limestone.

18 Broadway, N. Y.,

Rooms 926 and 927.

**M. BRENNAN,**

Steam Stone Works,

57th STREET AND NORTH RIVER, NEW YORK.

Brown, Dorchester and Ohio Free Stone.

**JOHN W. MORAN,**

(Successor to J. W. & H. C. MORAN.)

**BLUE STONE DEALER,**

Hamilton av. Cor. Hicks St., Brooklyn.

**BRANDER, BOYD & HUTCHEON,**

**BROWN STONE CUTTERS,**

650 West 51st Street, New York.

All orders promptly executed.

**Charles Giblin,**

Successor to Kidney & Giblin.

**GRANITE WORKS,**

426 to 432 East 64th St., near Av. A, New York.

**G. B. GILLIE,**

Brown, Wyoming, Dorchester, Ohio and

all kinds of Free Stone.

95th and 96th Streets and 1st Avenue.

**CHAS. HUBER & SON,**

STEAM STONE WORKS.

Brown, Wyoming, Dorchester, Ohio and all kinds of

Free Stone. Foot of East 79th Street.

**A. MILLS,**

STEAM STONE WORKS,

57TH STREET, WEST OF 11TH AVENUE.

**EDWARD RYAN,**

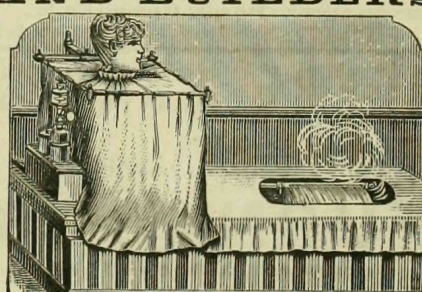
STEAM STONE WORKS.

Brown, Wyoming, Dorchester, Ohio and all kinds of

Free Stone. 94th Street and 1st Avenue.

**TO ARCHITECTS**

**AND BUILDERS.**



**THE HOME VAPOR BATH,** without which  
no house can be called complete, is used now in nearly  
all of our best private residences, apartment houses  
and hotels, is operated by the simple use of the hot  
water from the kitchen boiler, does not interfere with  
the bath tub, and takes up no extra space, has been  
endorsed by the members of the National Plumbers'  
Association, recently held in St. Louis.

ARCHITECTS specifying this improvement will  
simply have to say, "to furnish and set up complete  
The Home Vapor Bath, Rosenfield's patents."

ILLUSTRATED PAMPHLET FREE.

**THE HOME VAPOR BATH & DISINFECTOR CO.,**

12 East 23d St., Madison Square, New York.

**ELECTRICAL WORK.**

**ELECTRICAL WORK**

OF EVERY DESCRIPTION.

Electric Light Wiring a specialty

Estimates Furnished for

Electric Call Bells, Burglar Alarms, Speaking Tubes, Annunciators, etc.

HIGHEST REFERENCES.

Incandescent Electric Lamps for use with Batteries.

**CHAS. J. KLEIN & CO.,**

(Successors to Greenfield & Klein.)

39 and 41 ANN STREET, - NEW YORK.

**CHARLES HAUBEIL, Jr.,**  
ELECTRICIAN,

Burglar Alarms, Annunciators, Call Bells, Speaking Tubes and Improved Telephone Tubes put up. Gas lighting done by Electricity. Churches, Private Dwellings, Hotels, Stores, Offices, Banks and Safes fitted up at the lowest rates. Elevators fitted with Electric Calls. Repairing promptly attended to.

170 Clinton St. & 58 New Chambers St.

**Moore Bros.,**

ELECTRICAL AND MECHANICAL

**BELL HANGERS**

108 Liberty Street, Room 16, N. Y.

**SMITH, BRIDGE & CO.**

**ELECTRICIANS,**

Burglar Alarms, Call Bells and Electric Gas Lighting,

6 West 14th Street.

**SULLIVAN'S**

**PATENT**

**ELECTRIC DOOR OPENERS,**

Electric and Mechanical Bell Hanger,

258 WEST 125TH STREET, Near 8th Av., N. Y.

**SLATTERY'S**

**MARBLE WORKS,**

788, 790 & 792 FOURTH AV.,

Bet. 52d and 53d Sts. New York.

Marble and Marbleized Mantles, Monuments, Head stones, Tiles, Plumber's Sinks, Table and Bureau Tops, Building Marble, Sills and Lintels, Steps, Platforms, &c.

**A. Hall Terra Cotta Co.**

ARCHITECTURAL TERRA COTTA, FIRE-BRICK, FURNACE-BLOCKS, &c. Moulded, Buff, and Colored Building Brick.

Perth Amboy, N. J.

**PERTH AMBOY TERRA-COTTA CO.,**

Offices, 80 & 81 Astor House, N. Y.

Architectural Terra-Cotta.

Buff Building Brick.

Telephone Call 467, Nassau.

**BALTIMORE TERRA-COTTA CO.,**

No. 30 COLUMBIA AV., Baltimore, Md.

**I. C. HENDRICKSON, Sole Agent,**

237 BROADWAY, NEW YORK.

Also sole agent for Burns, Russell Co.'s

Celebrated Baltimore Front Brick

**BEEBE RANGES,**

WITH

ELEVATED AND LOW OVENS,

**FURNACES,**

BRICK SET AND PORTABLE.

**IRON PIPE AND FITTINGS.**

MANUFACTURED BY

**JANES & KIRTLAND, 1346 Broadway.**

**J. H. DREW & BRO.,**

**HOUSE MOVERS,**

OFFICE and YARD, 428 and 430 WEST 14th ST.,

Between 9th and 10th Aves., New York.

**MISCELLANEOUS.**

**M. C. Shannon,**

**PLAIN & ORNAMENTAL PLASTERER**

Repairs all alterations in houses, walls and ceilings, also defaced and broken ornaments. All work entrusted to my care shall be promptly attended to.

Shop, 965 1st Avenue, N. W. cor. 53d St. Residence, 848 2d Avenue, N. Y.

**J. W. GATHARD,**

**PLAIN AND DECORATIVE PAINTING,**

Paper Hanging and Hardwood Polishing,

111 West 36th Street & 691 6th Avenue New York.

**T. J. Jenkins & Bro.,**

**PLASTERERS,**

1828 Lexington Avenue, - New York

**J. K. BRIGHAM, Importer of**

SPANISH MOSAIC FLOOR TILES.

Acknowledged the best for hardness, finish and color. Many beautiful and exclusive patterns for Halls, Vestibules and Rooms. Send for designs and estimates. 237 Broadway, N. Y. (Broadway Bank Building)

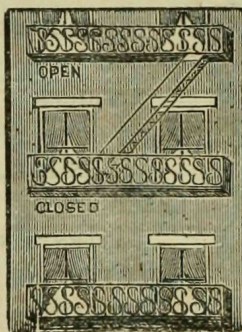
**OTTO BOELSEN,**

**HOUSE, SIGN AND DECORATIVE**

**Painter,**

And Dealer in

Paints, Oils, Wall Paper, Brushes, Glass, &c., 5 Grand Circle, 59th St. & 8th Av., N. Y.



**Taylor's Patent**

FIRE ESCAPE

**BALCONY,**

WITH

INVISIBLE LADDER

Complies with the Law, but does not disfigure

**BUILDINGS.**

General Iron Work for Builders.

**J. TAYLOR,**

202 Greene St.,

N. Y.

**THE UNDERSIGNED PERSONS DESIRING** of forming a limited partnership pursuant to the provisions of the Statutes of the State of New York, do hereby certify that the name or firm under which such partnership is to be conducted is WALL & KEETING; that the general nature of the business intended to be transacted is the manufacture and sale of straw and fancy hats; that the names of all the general partners interested therein are as follows: Nellie T. Wall (her place of residence is at 139 Penn street, Brooklyn, Long Island) and Rachel Keeting (her place of residence is at 619 Lexington avenue, New York City) and that the name of the only special partner interested therein is Julius E. Seitz (his place of residence is at 212 South Orange avenue, Newark, New Jersey) that the amount of capital which the said special partner has contributed to the common stock is two thousand dollars (\$2,000.00); and that the "period" at which the said partnership is to commence is January first, one thousand eight hundred and eighty-six, and that the "period" at which it will terminate is July first, one thousand eight hundred and eighty-six.

Dated New York, December sixteenth, one thousand eight hundred and eighty-five.

NELLIE T. WALL,  
RACHEL KEETING,  
JULIUS E. SEITZ.

City and County of New York, s s:

On this sixteenth day of December, one thousand eight hundred and eighty-five, before me personally came Nellie T. Wall, Rachel Keeting and Julius E. Seitz, to me known and known to be the individuals described in and who executed the foregoing certificate, and they duly and severally acknowledged to me that they respectively executed the same.

WILLARD P. SHAW.

[Seal of Notary.] Notary Public New York County.

City and County of New York, s s:

Nellie T. Wall being duly sworn says she is one of the general partners named in the foregoing certificate; and that the sum of two thousand dollars specified in said certificate to have been contributed by the special partner to the common stock has been actually and in good faith paid in cash.

NELLIE T. WALL.

Sworn to before me this sixteenth day of December, one thousand eight hundred and eighty-five.

WILLARD P. SHAW,

[Seal of Notary.] Notary Public New York County.



**GRATIS.**

Any of these Catalogues will be sent free upon application if this Journal be mentioned.

100 Page Illustrated Catalogue of Books on Building and Decoration.

75 Page Illustrated Catalogue of Drawing Instruments.

20 Page Illustrated Catalogue of Artists' Materials.

**WM. T. COMSTOCK,**

6 ASTOR PLACE,

NEW YORK.

**FRENCH FLINT TILES.**

General Agency, 13 WILLIAM ST.

Telephone Call, 677 New.

**BUILDERS.**

**O'KEEFE & FITZPATRICK,**  
Carpenters & Builders  
Removed to 33 Ferry St., Cor. Cliff.  
Jobbing and Alterations promptly attended to.

**J. H. & W. H. Vreeland**  
**BUILDING CONTRACTORS,**

And Manufacturers of

Hardwood Mantels, Church, Bank & Office Furniture

Wooden Tanks of all kinds.

177 & 179 Broadway, Room 23, N. Y.

**JOHN BANTA,**

**BUILDER,**

Residence, 294 West 4th Street,

Near West 11th St.

New York.

**GEO. B. CHRISTMAN,**

**Carpenter & Builder,**

1210 2d Av. Telephone Call, 39th St., No. 3.

Trim and Window Frames furnished.

Jobbing promptly attended to. Carpenter Work in all its Branches. Estimates furnished.

**HARRY MULDOON,**

**Mason and Builder,**

313 East 80th Street.

**JOHN C. KLETT,**

**CARPENTER & BUILDER,**

201 West 37th Street, New York.

Alterations to buildings and repairs a specialty done by contract or day's work.

**Nathan Douglas,**

**CARPENTER & BUILDER,**

424 and 426 East 92d Street, New York.

Store and Office Work, Breweries and Ice Houses a Specialty.

**Jacob Bossert,**

**BUILDER & CONTRACTOR,**

BUILDS COMPLETE UNDER CONTRACT.

Always a few first-class tenement houses for sale

OFFICE, 284 RUTLEDGE STREET,

Residence, 233 LYNCH STREET, BROOKLYN, E. D.

**PETER TOSTEVIN'S SONS,**

**Masons and Builders,**

Office, 122 Bowery Room 4.

**JAS. BRENNAN & JNO. O'FLAHERTY**

**Masons and Builders,**

700 3d Av. cor 44th St,

New York

**MAHONY BROTHERS,**

**CARPENTERS AND BUILDERS,**

No. 52 NEW BOWERY, NEW YORK.

Estimates furnished for Building and Alterations.

**JAMES O'TOOLE,**

**Mason and Builder,**

111 West 67th Street.

**M. SCHNECKENBECHER'S SONS,**

**Carpenters & Builders,**

355 EAST 58th STREET, N. Y.

**JOHN LA BURT,**

**CARPENTER AND FRAMER,**

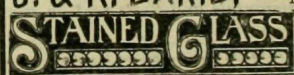
431 EIGHTH AVENUE.

**Jacob Miller,**

**Carpenter and Builder,**

16 and 18 Dry Dock Street.

**J. & R. LAMB, 59 CARMINE ST.,**  
New York.



ILLUSTRATED  
HAND-BOOK BY  
MAIL.

**DUMB WAITERS AND ELEVATORS.**

**THOMAS DONOHUE,**

237 East 42d Street, near 2d Avenue.

**LUMBER DEALERS.**

**REMOVAL!**  
**G. L. SCHUYLER & CO.,**  
 TIMBER AND LUMBER DEALERS,  
 Present address 1st AVENUE, 41st AND 42d STREETS,  
 will remove, about Jan. 1st, 1886, to new yard 1st  
 AVENUE, Bet. 97th and 98th STREETS AND EAST RIVER,  
 with increased facilities.

**A. W. BUDLONG,**  
 Dealer in  
**LUMBER,**  
 COR. 11th AV. AND 22d ST., NEW YORK.  
 Mahogany, Pine, Whitewood, Hickory, Chestnut,  
 Maple, Basswood, Cherry, Beech, Oak, Ash, Birch,  
 Butternut, Black Walnut. Terms, cash on delivery.

**BELL BROTHERS,**  
**SPRUCE TIMBER**  
 11th AVENUE AND 21st STREET.  
 Telephone Call 21st Station. 121.

**JOSEPH W. DURYEE,**  
**TIMBER AND LUMBER,**  
 Foot of 35th STREET, E. R., Telephone 432, 39th St.,  
 and 258 CHERRY ST., Telephone 408, Nassau.  
 All kinds of Timber and Lumber cut to order at  
 short notice.

**GEORGE HAGEMEYER,**  
 DEALER IN  
**Mahogany and Walnut**  
 Ash, Oak, Cherry, Maple, Whitewood, Butternut  
 &c., &c.  
**FOOT EAST ELEVENTH ST., N. Y.**

**T. H. SIMONSON & SON,**  
 Dealers in  
**Lumber and Timber,**  
 Foot of 100th Street, East River.  
 Telephone Call, Harlem 115.

**CRANE & CLARK.**  
**Lumber and Timber**  
 Foot of 30th Street, North River.

**T. & R. PATTERSON,**  
**PINE LUMBER,**  
 Spruce Flooring, Ceiling, Fencing and Partition Stuff,  
 460 to 470 WEST ST. & 57 to 61 BETHUNE ST.  
 Telephone Call, 525 Spring.

**ROYAL**  
**(FIRE) Insurance Company,**  
**OF LIVERPOOL, ENGLAND.**  
 Established 1845.  
 Office, Royal Ins. Building, No. 50 Wall St., N. Y.  
 Committee of Management:  
 JACOB D. VERMILYE, Chairman.  
 OSGOOD WELSH, HENRY PARISH,  
 FREDERICK D. TAPPEN, GUSTAF SCHWAB,  
 JOHN H. INMAN,  
**Statement (U. S. Branch) Jan. 1, 1885.**  
 U. S. government bonds, market value... \$2,275,820 00  
 Real estate ..... 1,500,404 43  
 Cash in banks and offices ..... 361,099 76  
 Accrued interest ..... 48,100 00  
 Uncollected premiums ..... 253,553 97  
 Other assets ..... 5,795 83  
 \$4,444,773 99  
**Liabilities.**  
 Unpaid losses, unearned premiums and  
 other liabilities ..... \$2,461,183 05  
 Surplus ..... \$1,983,590 94  
 E. F. BEDDALL, WM. W. HENSHAW,  
 Manager. Asst. Manager.

**HANOVER**  
**FIRE INSURANCE COMPANY,**  
 No. 40 NASSAU STREET, NEW YORK.  
 Sixty-Fifth Semi-Annual Statement, showing the  
 condition of the Company January 1, 1885.  
 Cash Capital ..... \$1,000,000 00  
 Reserve for Re-insurance ..... 919,616 89  
 Reserve for all other Liabilities ..... 167,448 89  
 Net Surplus ..... 459,447 08  
 Total Assets ..... \$2,546,512 86  
 BENJAMIN S. WALCOTT, Pres.  
 I. Remsen Lane, Charles L. Roe, Ass't Sec.  
 Vice-Pres. and Sec. Charles A. Shaw, Ass't Sec.  
**JAMES McLAUGHLIN.**  
**SAND.**  
 Contracts and Estimates Furnished. All Kinds of  
 Freighting. 604 West 48th Street, N. Y.  
**FRENCH FLINT TILES.**  
 General Agency, 13 WILLIAM ST.  
 Telephone Call, 677 New.

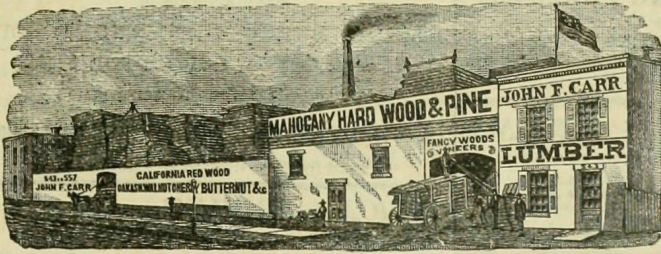
**BUILDERS' SUPPLIES.**

**WIRE LATHING.**  
 ESPECIALLY ADAPTED TO  
*Public Buildings, Private Residences, Mills, Warehouses,*  
*Stores and all Mercantile Structures.*  
**IT IS POSITIVELY FIRE-PROOF.**  
 WIRE LATHING possesses the following qualities:  
**IT IS NOT COSTLY. IT IS EASILY AND CHEAPLY APPLIED**  
**PLASTERING ON THE WIRE LATH WILL NOT CRACK.**  
**THE LATH WILL NOT CORRODE.**

The plastering, when applied, clinches on both sides of the wire, forming a double surface.  
**THE WIRE LATHING** is extensively used by the United States Government in its Custom House, Cour  
 House and Post Office Buildings.  
 It is indorsed by the leading Insurance Companies, who have applied it to their own fine edifices.  
 Full information given on application to the

**CLINTON WIRE CLOTH CO.,** Clinton, Mass.,  
 59 Beekman Street, New York. 148 Lake Street, Chicago.

**LUMBER YARDS** **JOHN F. CARR,**  
 Mahogany, Hardwood,  
 Pine and California  
**REDWOOD,**  
 Lumber and Shingles.  
 All thoroughly seasoned.  
 543-557 W. 23d St., N. Y.



**THE FIRE-PROOF BUILDING COMPANY,**  
 (ESTABLISHED 1873.) OF NEW JERSEY. (WORKS, ELIZABETHPORT, N. J.)  
**MANUFACTURERS OF FIRE-PROOF BUILDING MATERIALS.**  
 Hollow Burnt Clay Bricks, Porous Terra Cotta Blocks and Teal Lime Composition Blocks for Partitions, Arches  
 Furring, Deafening, Roofing, etc. BUILDERS SUPPLIED.  
**Office, 229 BROADWAY (Rooms 12 and 13), New York.**  
 ISAAC M. HOLCOMB, President. CHAS. E. STREAT, Secretary.

**STETTIN GERMAN PORTLAND CEMENT,**  
 Quality Guaranteed. HAS NO SUPERIOR.  
 Send for copy of tests to  
**ERSKINE W. FISHER, 78 Beekman Street, New York.**

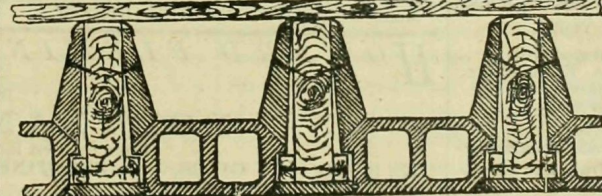
**PATENT ADJUSTABLE**  
**SAFETY HOD ELEVATORS,**  
 With Steam or Hand Power. Rotary and Magic Pumps, for Draining Foundations. Pile Driving Done,  
**PETER H. WALSH,**  
 Office, 333 West Street, New York. Telephone, "Spring, 437.

**THE UNITED STATES ENCAUSTIC TILE COMPANY,**  
 INDIANAPOLIS, IND.,  
 Manufacturers of Plain, Encaustic, Glazed, Enameled and Majolica Tiles  
 For Floors, Walls, Mantel Facings, Hearths, Stoves, etc., and for Exterior Decoration.  
 Designs and Estimates furnished on application.  
**CHICAGO OFFICE, NO. 11 ADAMS STREET.**


**C. B. KEOGH & Co.,**  
 MANUFACTURERS OF  
**DOORS, SASHES, BLINDS**  
 And all kinds of House Trimmings in Pine and Hardwood.  
 206 and 208 CANAL STREET, - - - - - NEW YORK.

The simplest and best  
 metallic plastering  
 surface in use. **Corrugated Wire Lathing.** An improvement on  
 flat wire lathing  
**ABSOLUTE PREVENTIVE OF CRACKED WALLS AND CEILINGS.**  
 A combined Furring and Lathing, in flat sheets, for use on face of Beams or Studding; can be applied by  
 any one; a perfect Fire-proofing; no combustible material; fire cannot spread.  
**The Stanley Corrugated Fire-Proof Lathing Co., 239 Broadway, Room 14, N. Y.**

**FIRE-PROOF FOR WOODEN BEAMS**  
 Patented August 8, 1882.  
 Fire-Proof Tiles for Arches, Partitions  
 and Furring. Also, Tiles for Protecting  
 Wooden Floor Beams against Fire.  
 Artificial Stone and Rock Asphalt  
 Pavements.  
**JOHN J. SCHILLINGER,**  
 420 East 92d Street, - - New York.



**The Great Church LIGHT.**  
 FRINK'S Patent Reflectors give the Most Powerful, the Softest,  
 Cheapest and the Best Light known for Churches, Stores, Show Windows,  
 Parlors, Banks, Offices, Picture Galleries, Theatres, Depots, etc. New and elegant  
 designs. Send size of room. Get circular and estimate. A liberal discount  
 to churches and the trade. **I. P. FRINK, 551 Pearl Street, N. Y.**

**E. T. HOOPES,**  
**Best Bloom Charcoal and Refined Galvanized and Black Sheet Iron.**  
 Corrugated Iron, Tin Plate, Solder, Sheet Zinc, Rod and Band Iron, Slating and Roofing Nails.  
 666 and 668 HUDSON STREET, - - - - - NEW YORK.  
 Near 14th Street. Telephone No. "21st, 551."

**J. B. & J. M. CORNELL,**  
**IRON WORK FOR**  
**BUILDINGS,**  
**IRON COLUMNS, LINTELS, GIRDERS,**  
**BEAMS AND CHANNELS.**

141 Centre Street, New York.

Orders for Repairs receive prompt attention.

**CHENEY & HEWLETT,**  
 N. CHENEY. C. HEWLETT.  
**ARCHITECTURAL IRON**  
**WORK FOR BUILDING PURPOSES.**  
 Office, 201 Broadway, New York.  
 Works, Greenpoint, Long Island.  
 Tables of Strength of Girders, Beams, Posts and  
 Columns on application.

**WHEELER'S PATENT**  
**WOOD FILLER.**

Send for Pamphlet on Finishing Hardwood.  
**THE BRIDGEPORT WOOD FINISHING CO.**  
 New Milford, Conn.  
 New York Business Office, 96 and 98 Maiden Lane.

**STEAM HYDRAULIC AND POWER**  
**ELEVATORS,**  
**STEEL AND IRON BOILERS,**  
**WHITTIER MACHINE CO.,**  
 91 Liberty St., New York. 1176 Tremont St., Boston.

**F. E. BARNES,**  
**REAL ESTATE**  
 AND NOTARY PUBLIC,  
 No. 344 FOURTH AVENUE, NEW YORK  
 Northwest Corner 25th Street.

**SPENCER, TRASK & CO.,**  
**BANKERS AND BROKERS,**  
 NOS. 16 AND 18 BROAD STREET,  
 New York City.  
*Transact a General Banking Business.*  
 BRANCH OFFICES:  
*Connected by Private Wires,*  
 Philadelphia, 132 South Third Street.  
 Albany, N. Y., 65 State Street.  
 Providence, R. I., 13 Westminster St.  
 Saratoga, N. Y., Grand Union Hotel.  
 SPENCER TRASK. GEO. F. PEABODY.

**GREGORY, BALLOU & CO.,**  
**BANKERS AND STOCK BROKERS.**  
 No. 1 New St., cor. Wall, New York.  
 Chas. Gregory, Member N. Y. Stock Exchange  
 and Mining Exchange. Maturin Ballou, Member  
 N. Y. Stock Exchange.  
 Curtis P. Gately.

**MOORE & SCHLEY,**  
**BANKERS AND BROKERS,**  
 26 BROAD STREET, NEW YORK.  
 Branch Offices: Connected with  
 72 Wall St., New York, IRVING A. EVANS & Co.,  
 114 So. 3d St., Philadelphia, 28 State Street,  
 1419 F St., Washington, Boston.  
 Private Wire Connections.  
 Buy and sell Stocks, Bonds and Miscellaneous Securities  
 on New York Exchanges; also Grain and Provisions  
 on Chicago Board of Trade.  
 JOHN G. MOORE. W. K. KITCHEN. G. B. SCHLEY.

**R. C. SMITH & CO.,**  
**ELEVATOR INSPECTION,**  
 CONSULTING ENGINEERS,  
 Appraisers of Elevators for every possible duty.  
 1 and 3 BROADWAY, New York.

**THEIS & TRUEG,**  
**STEAM MARBLE WORKS,**  
 MANTELS, WAINSCOTING. FLOOR TILING, ETC.  
 140, 142, 144 and 146 East 42 Street,  
 One Block from the Grand Central Depot, New York.

**THE WIGHT FIRE-PROOFING CO.**  
 The only Contractors using  
 ALL FIRE-CLAY Hollow Material for FLAT  
 FLOOR ARCHES, PARTITIONS, ROOFS & FURRING  
 Porous and Fire-Clay Ceilings under Wooden Floor  
 Beams, a Fire-Proof Substitute for Lath. Porous  
 Partitions, Roofs, Column and Girder Coverings.  
 Dealers in  
 FIRE-CLAY FLUE LININGS AND PATENT SALT  
 GLAZED LAP JOINT  
**WALL COPING,**  
 Better and Cheaper than Blue Stone.  
 Office & Warehouse, 69 WASHINGTON ST., N. Y.  
 Telephone, 7 Pearl. F. W. MERRELL, Agent.

**FIRE-PROOF BUILDING MATERIALS**  
**RARITAN HOLLOW**  
**AND POROUS BRICK CO.**  
 Manufacturers of  
 HOLLOW BURNT CLAY AND POROUS  
 TERRA COTTA BRICKS FOR FLAT  
 ARCHES, PARTITIONS, &c., &c.  
 115 BROADWAY, N. Y. Telephone Call "John 240."  
 Send for New Illustrated Catalogue.

**THOMAS STENT,**  
**ARCHITECT.**  
 PLANS AND SPECIFICATIONS  
 Prepared for Public and Private Buildings, Stores, etc.  
 No. 48 WALL STREET, NEW YORK.

**ALFRED H. SMITH & CO.,**

IMPORTERS.

**DIAMONDS AND DIAMOND JEWELRY.**

182 BROADWAY, CORNER JOHN STREET, NEW YORK.

LONDON, 33 HOLBORN VIADUCT.

**WESTERN ELECTRIC COMPANY,**  
 70-76 TRINITY PLACE, NEW YORK,  
 Electrical Bells, Annunciators, Burglar Alarms, Gas Lighting, etc.  
 FIRST-CLASS WORK IN TOWN OR COUNTRY.  
 Estimates furnished on application. Send for Illustrated Catalogue and Price List.  
 Telephone Call "300 John."

**THE UNITED STATES CEMENT CO.,**  
 MANUFACTURERS OF  
**PORTLAND AND HYDRAULIC CEMENTS**  
 Comparison of tests and quality invited. Shipped to any part of the United States in cargo or car-load lots  
 Correspondence solicited with Engineers, Contractors and Dealers.  
 GEO. F. BENTON, Secretary, Mills Building, New York.

**GUSTAVUS ISAACS,**  
 Manufacturer of  
**CALCINED PLASTER, ROSENDALE CEMENT,**  
 And Every Description of Fire-Proof Material, Viz:  
 HOLLOW BURNT CLAY, POROUS TERRA COTTA AND PLASTER BLOCKS,  
 Also Contractor for Furnishing and Setting Same.  
 MAIN OFFICE, 21 BETHUNE STREET, NEW YORK.

**HOWARD FLEMING,**  
 23 LIBERTY STREET, NEW YORK.  
 Importer of  
**PORTLAND CEMENTS,**  
 From the Best English and German Makers.  
 K., B. & S. GIBBS, STETTINER, LAGERDORFER, FIEVE A. I. CO.  
 KEENE'S CEMENTS. ROMAN CEMENTS.

**FIRE-PROOF BUILDING MATERIALS.**  
**DE RACHE & LAPERONNERIE,**  
 Sole Manufacturers and Contractors of  
 Fire-Proof Ceiling for Wooden Beams, Patented July 17th, 1883,  
 And of Improved Fire-Proof Partitions, Blocks Scratched on Both Sides, Patented October 30th, 1883.  
 Office and Factory, WEST 70TH STREET, Bet. 10th & 11th Avs. Estimates Furnished and Builders Supplied.

**LYONS' PATENT FIRE-PROOF**  
**BUILDING MATERIAL,**  
 FRANK LYONS, JR., Sole Manufacturer.  
 Office, Room 60, Drexel Building, Cor. Wall and Broad Sts. Works, Nos. 57 to 65 Clason Av., Brooklyn  
 New York Telephone, New 387.  
 Brooklyn Telephone, Williamsburg 891. Mechanics' and Traders' Exchange, No. 14 Vesey St. (Box 82.)

**CHAS. BUEK & CO.,**  
**ARCHITECTS,**

"THE BERKSHIRE,"

Corner Madison Avenue and Fifty-second Street.  
 Prepare Plans and Specifications for all classes of  
 Buildings.

BUILD COMPLETE UNDER CONTRACT.

Will join owners in improving well located property.

**ANDREW POWELL,**  
 137 BROADWAY,  
 Branch Office, 72d Street, S. W. Cor. 9th Avenue.  
 WEST SIDE  
**REAL ESTATE**  
 A SPECIALTY.

**FIRST-CLASS**  
**ELECTRICAL WORK,**  
 BURGLAR ALARMS, ANNUNCIATORS  
 GAS LIGHTING, CALL BELLS, Etc.  
 At Reasonable Prices.  
 Estimates cheerfully given. Twenty-five years'  
 practical experience.  
**HOLMES BURGLAR ALARM TELEGRAPH CO.,**  
 518 Broadway, New York.

**R. M. WALTERS,**  
**PIANOS,**  
 RENTED AND SOLD ON EASY TERMS.  
 Manufacturer of  
 NARVESEN PIANO.  
 University Place, Corner Twelfth Street.

# THE RECORD AND GUIDE,

Published every Saturday.

191 Broadway, N. Y.

Our Telephone Call is . . . . JOHN 370.

## TERMS:

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

Communications should be addressed to

**C. W. SWEET, 191 Broadway.**

J. T. LINDSEY, Business Manager.

VOL. XXXVI.

DECEMBER 26, 1885.

No. 928

The steady weekly increase in the number of conveyances in real estate is quite remarkable, considering the season of the year. For the first eight months of 1885 there was a falling off in transactions. But recently the transfers of realty are an excess of what they were last year. In Brooklyn the activity is still more marked, while all the suburbs of New York report not only an active market, but preparations for extensive movements in the way of new buildings next spring. Real estate owners in this neighborhood have nothing to complain of in the developments of the year now drawing to a close.

While there is a natural dullness in business at this season of the year, all accounts agree that the holiday sales will surpass any previous year in our history. This is one good sign. A great deal of money will be distributed among printers, book-binders, artists and the makers and dealers in fancy goods. Christmas comes with cheer, this year at any rate.

There are symptoms of a revolt against the country store system of conducting our general government. The theory of Randall, Holman, as well as a number of Republican leaders, seems to have been that the United States is a broken down, beggarly nation on the verge of bankruptcy; and that the business of Congress is to economize in every direction, and save the "cheese-parings and candle-ends." Such notions might have been tolerated eighty years ago; but this rich and mighty nation has outgrown the necessity, if indeed it ever existed, for these wretched economies. We should develop our resources, improve our water-ways, create defences for our coasts, build a navy, and pay our representatives abroad decent salaries. The government should also do something for the business of the country. Our credit is better than that of any other nation, and the possibilities of wealth are greater. This fact, we think, is beginning to be recognized in Congress. It will be a happy day for the nation when a new leaf is turned over, and we proceed to spend for worthy objects, rather than to save without any object at all.

Senator Edmunds' proposition for the United States to seize the property of the Mormon Church is so monstrous that it ought to be scouted out of Congress, and bring upon its proposer the indignation of the whole country. Polygamy may be a relic of barbarism; but, for the model republic to rob any of its citizens of their property because of a difference of opinion as to a religious or social institution, would be a reversion to the doings of the dark ages, when monarchs plundered their subjects for presuming to differ from them in religious belief. Even granting that the Mormons deserve no consideration, the precedent thus set could be used in the future to rob any sect or class whose belief or practices might be obnoxious to the mass of the community. We should not do evil that good may come; and wholesale confiscation, to punish objectionable opinions and practices, would not be justified by the public opinion of the civilized world.

The Gun Foundry Board advises the building of two great government gun factories. One for the army, in Troy; and the other for the navy, at the yard in Washington. The plan is for the government to finish the work on cannon, which are to be supplied by private manufacturers. Mr. Cameron has introduced into the Senate bills to carry out these recommendations. The *Sun* newspaper indorses these bills, and thinks the scheme better than to have the work done entirely by government, as in England, or by a private factory, such as Krupps, in Germany. But is it not our experience that all mixture of government and private work leads to corruption. Work undertaken by our government is well and economically done, but partnership with private or corporate interests is always bad for the public service. There is no corruption in the dealings of the German government with the Krupp manufactory, because that nation is dominated by a military *regime*. A corrupt contractor or officer would be promptly shot. But there is no punishment in this country for corrupting a department or an officer of the government. Nor are there any scandals connected with the

manufacture of ordinance in England; because there, also, military red tape protects the public treasury. Our army and navy officers never steal. This was proved in the history of our civil war, and any work committed to them would be well and honestly done.

The Parliament just chosen in Great Britain is to meet on January 12th, 1886. The members come fresh from the people, and the measures adopted will fairly represent the public opinion of the empire. How different with us. The Congress now in session was chosen thirteen months ago, and represents a state of public feeling long since past. Senator Edmunds thinks that Congress should organize immediately a new President takes his seat. But even he proposes that after a month's session it should adjourn a year. We ought to have a national Legislature which represents the current political opinion of the times. We live in an age when events occur rapidly, and opinions change with the times. Our Congressmen should represent the present, not the past.

## How Best to Serve the Public

William H. Vanderbilt was anxious to link his name with some benefaction, by which he would be remembered after his death. But, he wanted an original idea. His father had endowed a university. He himself had given generously to a medical school; but he could not hit upon any large scheme which did not seem hackneyed. He thought of a museum; and he would have given New York one if he could have purchased the ground of the Roman Catholic Asylum on Fifth avenue, but there were legal difficulties in the way which he could not overcome. No doubt this same problem has troubled other rich men. They would like to do something memorable with their surplus funds. But what is there to do that has not been overdone already. The John Hopkins University, in Baltimore, is an institution which does honor to its founder. But, after all, there are a dozen government universities, in Europe, which furnish much superior opportunities for advanced studies. The Cooper Union, in this city, is a very creditable technical and art school; but there are fifty much better institutions of the same kind in Europe, with the governments behind them. The new technical school in Berlin, just completed, will train more students in scientific and art studies in a year than the Cooper Union will in three decades. James Lick made provision for an astronomical observatory on one of the highest peaks of the Sierra Nevada mountains; but Professor Simon Newcomb has but recently returned from inspecting a new observatory in Russia, which has a finer telescope than even the splendid one which is being prepared for the Lick Observatory. The fact is, our rich men cannot compete with the endowments made by the governments of Europe in supplying art and scientific instruction. These require a great deal of money and patronage, which no one man, however rich, can afford to give.

Some years ago a gentleman connected with the RECORD AND GUIDE thought he had hit upon a good idea. It involved the establishment of a sanitarium near New York City. The proposition was to buy a large tract of country and inclose it under one roof, possibly of glass. Within this inclosure should be created, if possible, the climate suitable for different classes of invalids; the dry air of Colorado or the moist atmosphere of the South Pacific coasts, Florida or Italy. If this were a fact accomplished, it would not be necessary to send consumptives and victims of other chronic diseases thousands of miles away from home and the ministrations of family and friends. It would be quite possible in a sanitarium such as has been indicated to re-produce the atmosphere, temperature, and the surroundings of the famous health resorts in other parts of the world. In a rough way this scheme was submitted to Drs. Hammond, Durand and other noted physicians, who pronounced it not only practicable but very desirable. Circulars were sent with the plan and indorsements to many millionaires, with satisfactory assurances that the proposer had no axe of his own to grind. But nothing came of it; yet it is something that some rich man, or well endowed company, might make very successful even in a pecuniary way. Since this sanitarium subject was first broached, Lakeland, as a winter resort for New Yorkers, has become popular; while Cape May and Long Branch are furnishing accommodations in the winter months to sick people who do not wish to take a journey thousands of miles away from home.

If some millionaire is puzzled, as was William H. Vanderbilt, to know how to bestow a benefaction that would be of permanent value to his fellows, let him think over this proposition—of a great health resort which could be kept cool in summer and warm in winter, and would accommodate the sick and ailing near New York City.

Every legislative body in the United States is troubled by this mass of proposed legislation the same as the Federal Congress. The difficulty with our legislators is, that they are nearly all lawyers; and the confusion and procrastination which distinguishes all our courts, is also the characteristic of our national and State legis-

lators. There are very few lawyers in the British Parliament; but the legal profession is employed in sifting out the useful from the useless bills in the preliminary courts which are at work before Parliament convenes. Of the four thousand bills now before the House, over two thousand, probably, are private claims which should be referred to some court to settle; as Congress never pretends to pay the small debts of the nation, and a government cannot be sued. There ought to be some general committee of the two Houses which would have the power to select such measures as would advance the public interest. It is a pity that President Cleveland's Cabinet is not represented in Congress, and made responsible for such measures as ought to be indorsed by the senators and representatives of the people.

### Street Pavements.

Captain Green, of the U. S. Engineers, whose interesting report upon the paving of Washington we noticed some time since, has read an equally interesting paper upon the street traffic before the Society of Civil Engineers. Captain Greene has taken very great pains to arrive at the facts of traffic, having had observations made and recorded in ten American cities, besides making use of the records of observations in foreign cities. His general conclusion was that asphalt pavement was less favorable to accidents, and more attractive to traffic than either granite or wood; and that it is the most desirable pavement for general purposes in cities.

The abstracts of Captain Greene's paper that have been published do not give any facts to show the durability of asphalt under heavy traffic. There is a general impression that it would not stand the wear and tear to which it would be exposed on streets of the character of the down-town streets in New York, say below Canal street. Captain Greene, if his paper has been fully reported, adduces no facts to controvert this impression. But he does give facts to show that in this city we might and should make a much freer use of asphalt pavement than we do. Granite pavement costs us more than would cost, if it were laid under the direction of a competent Commissioner of Works. But even if it were laid as cheaply as it would be for a private owner, its first cost would be much more than that of asphalt. The cost of maintenance of granite pavement is also far greater than it ought to be, mainly in consequence of our allowing everybody to rip up the pavement and replace it improperly or not at all. When it is well laid, and left undisturbed by excavation, granite pavement probably costs less for maintenance than any other kind of street covering, certainly less than asphalt. If it be true that asphalt will stand heavy traffic, this economy in maintenance is the one point in favor of granite, to be set off against its roughness, noisiness and expensiveness.

Nobody can read Captain Greene's paper without having his eyes opened anew to the shameful incompetency of the Department of Public Works. The experiments and observations he has made ought to have been made long ago, and kept up by that department. There was a so-called experiment made upon asphalt pavements in Commissioner Campbell's time, and the pavement was condemned. But it was said at the time that the pavement laid was not a fair specimen of asphalt pavement, but a very poor imitation; and the experiment was not extensive nor varied enough to form a fair ground for judgment, nor was it repeated. At present there is nobody in the Department of Public Works whose opinion upon the comparative merits of two pavements would carry any more weight with the public than that of any citizen promiscuously met in the street. And yet the most important function of that department is that of securing the most durable, comfortable and economical pavement for the city.

Even if asphalt will not stand the heaviest traffic, the experience of other cities shows that it would be better than granite for half the avenues and nine-tenths of the cross streets in New York above Fourteenth street. If it were laid in one or two avenues only, the result would not be good. It would be altogether too attractive to traffic, and the avenue paved with it would be gorged, and the pavement subjected to far more than its normal share of wear. If it were laid, say in Lexington, Fifth and Seventh avenues, and heavy trucks were forbidden to make use of it, we should have three ways of getting up-town in a carriage with tolerable comfort. At present, there is not one such way.

The holiday shopping has brought the newspapers down on the obstructors of sidewalks again. The wrath of the press is supplemented by the indignation of the merchants in front of whose premises squatters, armed with permits, encumber the sidewalks and interfere with shoppers; but really the worst obstructionists are the merchants themselves. The streets leading to Washington market are rendered almost impassable; and this, not as an incident of the holiday trade, but as a regular thing. It is not an uncommon thing for a lane, just wide enough for one person, to be opened through an array of barrels. When there are two crowds coming from opposite directions—as often happens when passen-

gers are coming into town from a train—one must wait until the other passes. This is one of the outrages that prove the truth of Herbert Spencer's saying, that we are criminally good-natured. If the male passengers from an incoming train were to pitch all the barrels that encumbered the sidewalks into the street for two or three days in succession, there would be no occasion for a repetition of the performance for a long time afterwards.

### What Congress Should Do.

There is really very little that is definite in the recommendations made by the President or any of his secretaries to Congress. A number of minor matters are treated very fully; but no great programme is sketched out for the senators and representatives to carry out. A correspondent, however, undertakes to supply this omission in the following letter:

*Editor RECORD AND GUIDE:*

In view of the confusion of parties, the absence of a programme of action and the obvious necessities of the country, I make bold to present the following propositions as worthy of immediate action on the part of Congress.

1. The prompt purchase of at least one hundred of the greatest guns to be found in Europe. They may be Armstrong's or Krupp's; but we want them right away to place in position for defending the harbors of New York, Boston, Baltimore and other exposed seaports. These monster ordinance could be made immediately available; for to manufacture such guns within three years time, in our own country, is a physical impossibility.
  2. A very large appropriation for floating batteries and a torpedo service, also for harbor defensive purposes should also be made. Within a year, if the outlays are made promptly, we might thus make our harbors reasonably secure against the attacks of foreign nations.
  3. An appropriation is also required for building ten steamships, as fast as now on the ocean, which in peace could be rented to companies to ply between American and foreign ports, and which would be available in war times as naval vessels to prey upon the enemy's commerce. The possession of such a fleet by the United States Government would be the best possible guarantee against any attack upon us by a nation with a merchant marine.
  4. Liberal appropriations for our harbors and water-ways. The channels leading to New York Harbor should be attended to at once; also, such of the Western improvements as are called for by that section.
  5. Amend the tariff by adding to the free list and taking duties off raw material, so as to encourage our home manufacturers.
  6. Authorize the unlimited coinage of silver, such as there now is of gold. We do not begin to have enough coins of the white metal. France has fourteen dollars per head of silver coin corresponding to our dollar, while we have less than four dollars per head. Yet the Bank of France continues to absorb gold; nor is there any premium on the yellow metal. Should the silver from elsewhere be sent to this country to be made into dollars it would stimulate our exports, for the foreign silver would have to be exchanged for some American product.
  7. The government should absorb the telegraph lines, and make them a part of the postal service as is the case in all other nations.
  8. All the currency of the national banks should be retired and greenbacks issued in its place so as to avoid contraction. But no government notes should be issued of less denomination than twenty dollars. The one, two, five and ten dollar bills should be replaced by gold and silver coin, the same as in Europe. This would utilize our \$550,000,000 of gold coin which does not circulate at all, far less in fact than our silver coin.
  9. To meet these extra expenses, let there be a tax, say, of 5 per cent. imposed on all incomes over \$3,000 per annum. It is quite time the holders of personal property paid their share of the expenses of the government.
- We might have to borrow money to attempt all this right away; but our credit is at once the cheapest and most valuable thing we have got. We can borrow money at 3 per cent., which would be worth 20 per cent. to the nation at large if our sea-board was properly defended and the expenditure helped to develop the varied industries of the country. But, of course, none of these things will be done. Our Congress is good for nothing but talk and procrastination.

X. Y.

How defective is our Congressional machinery for legislative purposes. Before the holiday adjournment more than one thousand bills were presented in the House of Representatives. Many of these proposed enactments have real merit; but there is no system by which the wheat can be separated from the chaff. The bills are referred to appropriate committees; and that is the last that is heard of the great bulk of them. Matters are managed much better in the British Parliament. There, the Parliamentary Committees go over the proposed measures, eliminate the undesirable and crude propositions, and then the residue are reported to Parliament, where they undergo the scrutiny of the Cabinet, which selects such of the bills as are of public moment, and which it thinks can be carried through the national legislature by the existing government.

The decision of the fire insurance companies to raise their rates and diminish their brokerage will give rise to much difference of opinion. Whether it was a necessary measure or not is a question the answer to which depends upon so many circumstances that no outsider can form an opinion upon it that is good for anything. It is plain that, so far as it has any effect, the new policy will increase the business of the large and rich companies at the expense of the smaller. Perhaps this would be a good thing. Certainly, some of the smaller companies in their eagerness to get business



will take reckless risks. Some years ago the owner of a piano factory built the flimsiest buildings in such a way as to invite a fire, and managed his business without taking any precautions. But he found no difficulty in getting his buildings insured, even after he had been burnt out once or twice. It is against public policy that such a thing should be permitted. In fact, it has been questioned whether the best thing that could be done in cities would not be to put a stop to the business of fire insurance altogether. Insurance, of course, does not lessen the loss; it merely transfers it. If the owner of a building were compelled to assume his own risk, he would build a fire-proof building—just as the mill-owners in Massachusetts have for some years been doing.

### Our Prophetic Department.

MR. BOUYANT—I see, Sir Oracle, that every one is confident we will have a January rise in prices. I confess I feel so myself. Have you thought the matter out?

SIR ORACLE—Well, I confess that I have thought so myself; but there are so many expecting the revival of the bull movement in January, that I am beginning to have some doubts about it.

MR. BOUYANT.—What; have you turned pessimist again? Why, I supposed that bulls and bears alike were confident that early in the year the market would be "whooped up." Is it not true that the price of iron has advanced, a sure indication of better times? Are not the great railway trunk lines working in harmony? Will not rates be maintained, and the revenues of the various roads be large from this time forth? Then, why should we not see an advance in quotations based on the changed and improved situation?

SIR O.—What you say is true enough. But then you know it is not always the expected which happens, especially in Wall street. It is true that from sixty to seventy million of dollars will be paid out in dividends early in January; but all this dividend money will not be re-invested. Much of it goes to support families and individuals. Those whose incomes are derived from government and mortgage bonds will invest in gilt-edged securities. I doubt if much will be left for the stock market proper. Still, I do not say that there will not be a January rise; but I am quite sure that before next June there will be more than one bull market; during which there will be a higher range of values than any we have had this fall. I think I see several drawbacks to the market.

MR. BOUYANT—Explain yourself.

SIR O.—Well, there is the stoppage of our wheat export, the falling off during December of the traffic of the grangers, and the unsatisfactory condition of Southern railway returns. Then the distress in other parts of the world, due to the maintenance of gold unit value by the commercial nations. All accounts agree that matters are getting steadily worse in the gold unit countries. Prices are declining; or, what is the true reason, gold is steadily rising in value; Europe makes the prices for our cotton, grain and provisions; and the result is that our agriculturists are impoverished, because they are forced to sell their products at less than the cost of production. The West and South will, I fear, feel poor; and this will injure business all over the country. Then the banking and money-leading classes in the United States are splendidly organized, and will make a determined effort to get rid of silver coinage. If they succeed, that would be the end of the revival of business. We will experience the keen misery which now obtains in the gold unit nations.

MR. BOUYANT—But I see leading Democrats, West and South, say there is no danger of silver being demonetized in this country. That the bankers, the press and the administration combined cannot bring it about.

SIR O.—That is to be seen; but the very fear of such a result would be a detriment to trade.

MR. BOUYANT—But have we not a very large corn crop which must be moved? A very fair cotton crop which has to be marketed? Is there not a better demand for coal and iron? Is not our population growing, and money very easy?

SIR O.—Oh, nothing can keep this country back permanently. We are bound to make progress; but, while this war on silver continues, I see but little hope for an advance in prices, and that means the whole business world will be in trouble. We cannot produce at a loss; that is, we cannot contract the currency of the world without inflicting untold evils upon the producing class. We are the only nation that has prospered for the last six months. But this revival of business cannot continue, unless other nations—that is, our customers—are also prosperous.

MR. BOUYANT—Congress seems to have begun well. The change in the rules will admit of freer action by the representatives of the people. Do you not expect some wise legislation that may help the business of the country?

SIR O.—Yes; I think that the appropriations this year will be more liberal than they have been for several years past. Some effort will be made to defend our sea-coast cities; but, it will be a very inadequate measure. Hundreds of thousands will be appropriated instead of millions; and, in place of expeditious work, years

of time be fooled away when months should not elapse before necessary defensive measures should be taken. Then, I judge, the construction of federal buildings will go on, and, in other ways, the government will help the industries of the country. Unfortunately, our Congress is organized to talk—not to act.

The *Railway Gazette* is of opinion that Mr. Vanderbilt's will shows that he had little or no faith in stocks; because, out of the \$90,000,000 devoted to his family, less than \$11,000,000 were in stocks. But may not Mr. Vanderbilt have had the public in mind in making his will? He and his family must have been saddled in a good many minor securities, the names of which would not look very well in a schedule of the property of a dead millionaire. Are not these cats and dogs among the unmentioned securities which have been handed over to the care of the two eldest sons of the family? Still it is a curious fact that the Commodore's fortune was almost wholly in stocks, while the bulk of William H.'s possessions, at his death, were in bonds.

The labor issue is looming up largely. More than a hundred Congressmen were candidates for appointment on the labor committee of the House. Governor Hill was unquestionably re-elected because of his bid for the labor vote of this State. Then the success of the working people in boycotting objectionable newspapers and business firms, has given them a mysterious prestige which will make them a force hereafter in the politics of the country.

All this is the more remarkable in view of the failure heretofore of the working people to establish political parties of their own. They have been organized often enough; but when election day came around, the bulk of the workmen were swept into the ranks of one or other of the great parties. One of the draw-backs to the success of labor movements in politics is the curious jealousy with which the workmen regard leaders in their own ranks. They willingly vote for lawyers or saloon-keepers, but cannot be induced to support any of their comrades who work by their hands. But the way the politicians and the lawyers are beginning to cultivate the laborers is one of the most significant signs of the times.

### Residence of Mr. S. P. Avery.

The house next the corner on a side street has a certain advantage in being allowed to project to the area line, which is the line of the corner house—an advantage given at the discretion of the Board of Aldermen. This gives five feet additional depth over the other houses in the block. In the residence built by Judge Emmot, and now owned by Mr. S. P. Avery, these five feet have been occupied; and these added to the usual vista of a New York interior, gives an improving sense of space. The group of houses on Thirty-eighth street, of which this house makes part, have a distinct advantage also in the rear, since they overlook the pleasant garden of the residence of the late Mrs. E. D. Morgan, and this ground in the rear of the Morgan property has been secured by the property-owners in perpetua.

Mr. Avery's first work was to refit throughout his new house, the interior of which did not differ materially from the usual New York house of a few years ago. A New York interior is always a problem to be solved, and the successful solution is a matter of individual ingenuity and skill. But the work here began outside in the wrought iron fence, specially designed, and the descending rail of the steps in which the ornament is made to over-spread, and hold, as it were, in its grasp the stone newel.

The door is recessed by being brought even with the house line of the street, and gracefully relinquishing its extra privilege as next to the corner. The vestibule is to the eye lined and ceiled with hammered bronze, fastened with metal bolts. It is, however, not so formidable. The material is papier maché, kneaded when soft, and then given this metallic treatment. Within the vestibule the long hall has been broken up by introducing a small lobby, lined and ceiled with wood; and in the panels of the ceiling, squares that reproduce the effect of embossed brass. The side wall has been panelled with reference to a large flower piece, by Kreyder, rich in color and luxuriant in composition, which is set flush with the wall, the wood forming its frame. This lobby is further marked off by the rail of the first landing of the stairs. The approach is from opposite the drawing-room door, and between the newel posts; on one of which stands a lofty bronze lamp, modelled for Mr. Avery, by Barbedienne, after a Pompeian vase. Two steps lead to this landing bounded by this rail that makes one of the pretty features of the hall. The wainscoting of the hall is black walnut, into which are set panels of embossed brass. The walls are painted in red, over which are gold rosettes in relief; and as the hall is not well lighted, the intention has been to preserve for it as much light as possible, and, at the same time, keep to a tint that would be effective by artificial light.

The drawing-room, in its original state, was 32 feet long. These proportions have been judiciously proscribed, and with a most pleasing result. Originally the room had two fire-places with attendant mantles. The second of these has been taken away, and the space cut off by a screen, with an open arch-way spanning the room, of perforated carving in teak wood. In this we have the formal lines broken by different and graceful lines, while the open carving does not interfere with the sense of space. This screen marks off a luxurious work. A Moorish lantern of perforated brass swings in the arch-way. On each side, against the wall, are benches fortified by silk cushions. The wall panels above are filled with two paintings, "Twilight" and "Aurora," by Galland, the decorator of the palace of St. Peter's

burg, and the painter of the processional frieze in the Mr. W. H. Vanderbilt's house. These paintings are on unprepared canvas, in water-color dyes, and are in fact a stain, not a paint. This method, which demands the surest touch, since each is irretrievable, allows for the texture of the canvas, and the result can scarcely be distinguished from tapestry. These figures are life-size, and are surrounded by a vine-like border which, with the embossed border of the paper surrounding them, fills the entire wall space.

The drawing-room proper is hung with one of those French-embossed block papers, dull-green in tint, and over which gold is blown, catching on the pile as high lights. The wood used is San Domingo mahogany; and in the ceiling, moldings traverse and uphold the ground of Japanese plaited gold. From one point of view the Avery house may be regarded as a cabinet, built to give place to the many objects of art which, in long service as a collector, he has brought together. These enter in numerous ways into the construction of the house, and give unusual interest to its details. In the space usually given to the pier-glass the wainscoting is carried to the frieze. Two panels of this wainscoting are large squares of Japanese carved ivories over two hundred years old. One of these represents birds fighting, and the air filled with flying feathers, carved with wonderful spirit and minutiae. The other represents birds pecking at grapes, and reproduces, with the accustomed fidelity, the accidents and incidents of the natural growth. Both of these panels are museum pieces, in fact. The frieze above is an old Moorish enamel tile, with beautiful continuous ornament. To carry this out, the transoms of the windows have been utilized; and Mr. Henry O. Avery, who was the decorator in charge, had made, by Amberton in Paris, two pieces of enamel glass on which the ornament from the Moorish tile was repeated in opaque colors. Such work is unique, and here serves the purpose of transmission of light by day, and at night makes one with the Moorish tile.

The dining room is the same length as the drawing room, shorn of its screened work. It is wainscoted in black walnut. The mantel is brought to the same complexion by treatment. Its foundation is in an oblong and two upright panels of fine Raphaelite Italian carving of old oak. The sombreness of these has been enriched above by two allegorical panels by Mr. George H. Boughton. These are "Spring" and "Fall," two women of the types this artist has long made known, painted on a gold ground. This painting is very subtly done. The forms are outlined and the color is simply trailed over the ground, and allows for the feeling of the gold underneath. The end of the room is treated rather architecturally, by building corner and central cupboards sparkling with bevelled glass and lined with mirrors that reflect the room at every angle. Above these cupboards the wall is wainscoted across, and makes an appropriate place for the iridescent Moorish and Persian plaques that Mr. Avery possesses. More unique, and more decorative than these even, are some modern plaques by Parvillié, recently dead. These are blue flags, a parrot on a white ground, and a resplendent peacock in a succession of glazes that have the effect of enamel, by a process peculiar to himself. The doors of this room are of rosewood with panels painted by Galland with symbolic representations of the seasons in imitation of Vernis-Martin, and the soft-glowing tints of the process are in beautiful harmony with the dark color and lustre of the wood.

The library on the second floor is designed with reference to Mr. Avery's private collection of rare books, objects of art and etchings, of which he has probably the fullest collection in this country. The alcove, which is the usual hall bedroom, is in fact the book case. This has a ceiling by Galland of which the subject is "Genius" enthroned and attended by cherubs, with the attributes of the various arts. The window overlooking the entrance is of stained glass, in which old Italian medallions representing the twelve artists of the Renaissance with their wives, have been worked in. The opposite door leading into the hall has been changed into a window working on a pivot, in which some fine old pieces of Dutch stained glass have been introduced. But the most beautiful bit of color in the alcove has been secured by setting into the panel of ebony, which is the wood used, four glowing Monticellis without other frame. These are merely separated from one another by a strip of the black, so that the full force of the united color is gained.

In the large room the ebony is mingled with dark blue. The low book-cases that extend on the sides of the walls have broad tops on which are Barye bronzes, chiselled by the master himself, and other objects of art. Behind there is a frieze of medallions by David d'Angers, of his most famous contemporaries, among them Guizot and Thiers in bronze. These cases are used for special purposes, etchings, apostle spoons, old watches, or what not. Where these are to be seen, cabinets with glass serve instead. In the mantel again are two panels by Boughton, female figures, "Modesty" and "Beauty" executed in the same manner, and he has rarely done more attractive work either in color or subject. The other details conspicuous in the mantel are medallions, in Limoges enamel, of portraits of Franklin and Bacon.

In the rear of this room is the apartment of Mrs. Avery, a Louis XVI. room in cream and gold, with ceiling by Cabanel. This is in three panels. The two outer and oblong panels represent "Night" and "Morning," while the centre panel discloses loves showering down roses. The mantel is what the French call cheminee, an etagere enclosing brackets in the angle of its pilaster lined with blue and designed for holding some fanciful, ornamental or useful article. The panel above is a horizontal Louis XVI. mirror. The panels of the doors are ornamented with flowers by Colin, while the windows are by Gavillet—a pupil of Cabanel. There are children illustrating the seasons, conceived with some humor, and executed in outline on canvas and laid in flat color.

The bath-room adjoining has a ceiling by Gavillet, but more conventionally designed with loves and roses. The bath-room is wainscoted six feet in sea-green tiles that have been dipped simply in the color, and present a wide range of tint. The walls above are covered with a Japanese treatment of the ocean in embossed gold, while on the surface birds in lovely enamel colors appear to flit.

There remains to be described one more room, and this, in point of color,

fully as interesting as the more luxuriously appointed rooms. The wood of the room is painted to imitate in tint, in its matte finish, the dull warm red of Sookhow lacquer. The ceiling is an old red gold ground on to which is a lighter gold soufee, or spattered. Above this has been stencilled an all-over design in the Sookhow lacquer tint. This ground is traversed by mouldings of the wood, balanced irregularly in Japanese fashion, and fastened at the point of intersection by antique bronze nails. The doors in this prevailing tint of red, it will be seen, must make conspicuous panels. These are further varied by filling their panels with grasses oxydized and finished in two tints of silver, after a fashion lately brought into prominence in Paris. This modification of the prevailing color of the room by metals is further carried out by a wainscoting of seamless Japanese matting lightly treated with dull gold.

Description inevitably is but feeble, where there is so much that is worthy of close examination. But it at least will seem to indicate what double purpose rare and beautiful things can be made to serve. Certainly there are few ways in which they can so constantly administer to the pleasure of those who own them, as by becoming a part and parcel of the roof-tree.

## Sanitary House Construction.

BY CHARLES F. WINGATE.

NO. I.

Within a few years there has been an extraordinary growth in popular appreciation of sanitary appliances and improvements. The increased prosperity of the nation has been accompanied by an enormous development of building. In all parts of the country dwellings are being erected by hundreds, and on an unprecedented scale of luxury and taste. The æsthetic fever has brought about a tremendous demand for artistic wall papers, rugs, furniture and bric-a-brac, and throughout the Union residences will be found with every device that modern ingenuity and taste can devise for comfort and pleasure. This advance in house adornment has been accompanied by a demand for fine plumbing fixtures of all kinds, and baths, sinks, basins, wash-trays and water-closets are now sold in large quantities at prices which would not have been thought of a few years ago. A leading manufacturer of such appliances stated not long since that his firm had sold more expensive articles of this class during the past three years than in the previous thirteen years that they had been in business. People who, as recently as 1875, would have been content with a pan water-closet, an ordinary bath and a common iron sink in their houses, now willingly pay \$40 for a water-closet and \$150 for a porcelain bath. They realize the absurdity of spending thousands of dollars on upholstery and frescoes without having plumbing fixtures of equal quality, and they don't grudge the cost of such appliances.

Architects and builders have been quite capable of meeting the public demand in the line of construction and ornamentation; and the houses that they have erected in Springfield and in Denver, in Minneapolis and in Richmond, testify to their skill in this direction. At the same time, the sanitary arrangements of some of the dwellings recently built throughout the country are not in accordance with advanced knowledge on the subject. In many of these dwellings the plumbing is not of the best. This is partly due to the fact that the public intelligence has not been sufficiently educated to demand the best *workmanship*, and that the architects have not impressed them with its necessity. Besides, there has been a lack of competent workmen in outlying cities and towns, and thus, even where the plumbing has been properly planned, mistakes have been made in its execution. If we find marked defects in the plumbing arrangements in the newest buildings in cities like New York and Brooklyn, what can be expected elsewhere where such work is executed by workmen who have had little if any practical training or experience. To intrust the sanitary arrangements of a fine residence, such as I have seen in cities as large as Auburn, Columbia or Newark, to such men, is like putting the captain of a fishing smack in charge of an ocean steamer. While there has been an immense development in the intelligence and skill of the plumbing craft they still have much to learn, and so also have the architects. In a recently published work on house building, which has had a large sale, the specification for a row of \$2,000 houses in a suburb of New York, states that the water-closet traps shall be ventilated by two inch *tin* pipes; in another specification for a \$4,000 residence, no mention is made of extending the soil pipe through the roof or of separate trap ventilation; while it is barely five years since houses of the best class were constructed, in cities like Washington, with untrapped fixtures and unventilated soil pipes. These mile-stones indicate how much still remains to be done in advancing sanitary knowledge.

The art of house building is perhaps the oldest of the arts, dating from before Tubal Cain; and yet the *Saturday Review* says, it is becoming a lost art among Anglo-Saxon people. Carlyle calls our modern city and suburban dwellings "rotten band-boxes and dog hutches of the period," and he vied with Ruskin in denouncing their numerous defects. As the son of a conscientious artisan he had an instinctive scorn for sham work of any kind, and in his reminiscences he speaks with pride of the excellent construction of a writing desk made by his father. If Adam Bede's dictum, which was a favorite quotation of Horace Greeley's, that "good carpentry is good Christianity," is correct, then our modern dwellings are certainly the work of the evil one himself, or of his representative the "Jerry" builder. They have been largely built by contract, and, like Peter Pindar's razors, are intended only "to sell." Yet they are quickly rented and unhesitatingly occupied by people who regard it as a dispensation of Providence when their children are carried off by zymotic disease created or fostered by their domestic surroundings.

Sanitary house construction received but little attention until within a brief period. Vitruvius, Palladio, Michael Angelo, Sir Christopher Wren, Inigo Jones and the other great masters of construction were absorbed in building temples, cathedrals, fortifications, triumphal arches, hospitals, monasteries, aqueducts and palaces, and hence gave little thought to domestic architecture. Yet such work as they did in this direction received the same conscientious care in plan and execution as everything

else that these great men performed. Domestic comfort, however, was less considered than durability and display. A French traveller, M. de Brosse, writing in 1739 about the architecture of Vicenza, in Italy, remarks: "After having seen the public works of Palladio, we went to see his own house, where we perceived that in a very small space he had massed together, without, all the architecture possible, and, within, all possible inconveniences."

The much-admired dwellings of the colonial period, which we view in a halo of reflected light, are open to the same criticism. An architectural writer says: "One who studies colonial architecture is apt to be constantly surprised, not with the simplicity with which the problems of house building were met, but at the sacrifices of conveniences for the sake of external effect." He notes particularly the low ceilings of the kitchens, the absence of piazzas or porches, and the steps at unexpected intervals in the halls and passages.

#### MATERIALS.

The materials of which a house may be constructed depend upon the locality. In a new country, where timber is abundant, buildings are usually made of wood. Where trees are scarce and stone can be obtained by breaking boulders or from quarries, it will be used as a substitute. Within the limits of the United States every type of dwelling, except the "moated grange," may be found. In New England, block houses of the colonial period are still common. The Governor of New Mexico lives in a veritable palace built of mud, one story high and 250 feet long, and nearly three centuries old, which has sheltered Spanish officials without number. In walled cities, like Quebec and St. Augustine, equally original types of dwellings are found. American houses are constructed wholly or in part of wood, brick, stone, iron, terra cotta, and even glass. Occasionally, the utilization of strange materials results in veritable curiosities of architecture. For example, in a California coast settlement, a house was built entirely of fragments of shipwrecks, and was appropriately christened "Ocean Villa."

#### SHAPE OF THE HOUSE.

The traditional house of Romulus, the founder of Rome, was a round hut with a roof, door and a portico. On this model the first habitations and the oldest temples, such as that of Vesta, were built. It is even said that the Pantheon was copied from it.

A square is usually considered the most commodious and economical form for a dwelling. The aesthetic artist may abhor it; but for comfort, roominess and convenience it has no superior, while it saves much of the cost of outside walling and roofing. Hence, it is preferred by experienced builders. A square house economizes warmth, as compared with the more fashionable, irregular and picturesque dwellings, which have much more exposed surface from the extent of outer walling. The waste of heat in a detached villa is said to be thirty per cent. more than in houses built in a row.

Mr. Stevenson, in his interesting work on house architecture, remarks on the increasing importance attached to personal privacy. In Nomadic life, the family life was concentrated in a tent or cabin with but one or two rooms. In the middle ages the household was gathered in one general room or hall, as described in Scott's *Ivanhoe*, with the family and guests at one end, and retainers and dependents seated "below the salt." When in the Fifteenth century, people began to court privacy and take their meals in separate apartments from their servants, they were assailed by satirists and preachers for their exclusiveness which was thought to be a sign of degeneration. Queen Elizabeth, even, issued a law forbidding eating in separate chambers. But this had little effect, and we now see every effort made in cultivated houses to secure privacy and isolation.

Cyrus Clark was asked by a representative of THE RECORD AND GUIDE, what he thought about the failure of the City Council to grant the necessary power for the completion of the Eighty-sixth street transverse road. He said: "This surface railroad is an absolute necessity to west-siders, as well as to east-siders, especially those who have friends or business on the west side. The road commences at Riverside avenue and Eighty-sixth street, and runs along that street to Eighth avenue, where it crosses the transverse road through the Central Park, emerging at Fifth avenue and Eighty-fifth street. It then cuts across to Madison avenue, turns into Eighty-sixth street, thence along to First avenue, and by that route to the Astoria ferry at Ninety-second street. An injunction was placed on the road when commenced last summer. This was subsequently removed; and the Mayor's veto afterwards stopped the continuation of the road, which the Common Council have just failed to overrule. Seventy-five per cent. of the property-owners along the route are in favor of the line, and petitions have been sent in to the Park Commissioners from residents on the east side as well as the west side. There is no reason why the road should not run. It does not interfere with the carriage drives in the Central Park, and it will be of great service and convenience to people on both sides of the city. Transverse roads are badly wanted north of Fifty-ninth street. In winter we have to take three cars to get to our friends on the east side, when a journey of ten minutes ought to be sufficient. Besides, the Park roads are laid out in zig-zag fashion, which lengthens the walk materially. It is not to be expected that a wall two miles long shall divide the great population of New York. The people won't stand it."

The Khedive of Egypt has issued a decree making gold the sole monetary standard of that country; while silver hereafter is a legal tender for not more than two hundred piasters, worth, in our money, about ten dollars. The silver coinage is to be limited to about fourteen million dollars, of our money, which is ten dollars per head of the population. We have less than four dollars of silver per head for our population, and a great many ill-informed people really think there is danger of our getting on a silver basis for that reason. We could stand triple our present coinage of silver without any such danger.

An odd inkstand is of silver bronze, formed by the body of a huge grasshopper, showing golden wings.

#### Home Decorative Notes.

—Only a short walk is needed in any of our principal streets to satisfy any one that the holidays are upon us; the shop windows are filled with everything in the way of curious bric-a-brac, quaint pottery, handsome stationery, and everything in the way of ornament or apparel which it hath entered in the mind of man, or woman either, to conceive.

—Everything, even the most insignificant article in daily use, bears the impress of artistic feeling. Great attention has been given, within the past few years, to the ornamentation of lamps. Fresh devices are constantly being called for, until at present it seems as if we had reached a point beyond which it would be impossible to advance. Many of the most exquisite and artistic models are those shown, this present season, by C. H. Covell, of Broadway and Twenty-seventh street. Particularly attractive are the hanging lanterns of antique designs, embellished with jewelled glass of most brilliant colors.

—Terra cotta, sage and dark brown, are the chosen colors in Turkish rugs.

—Following the French idea, chimney pieces of Mexican onyx with ornamentation of garlands of flowers in gold or silver are rapidly coming into vogue.

—Lincrusta Walton is largely used on halls and dining rooms, instead of ordinary wall paper or leather.

—Ribbon bows find place on almost every conceivable article of drawing room furniture.

—Bees, owls, wheat and great branches of purple pansies, are the newest decorations in Royal Worcester ware.

—The newest luncheon sets include the chocolate pot, as a necessary article of table use. A very fine assortment of finely decorated dinner sets are now shown by Lewis & Conger, 1338 Broadway.

—A necessary adjunct to the writing desk is a silver sealing set, which includes a silver tray, and on it a match-box, candle-stick, a box containing sticks of wax of various colors, a paper knife and seal.

—Silver lamps are entwined with golden spathes of palm flowers, and the stained glass globe above reproduces the brilliancies of the tropical skies.

—A simple yet pretty style for a baby's afghan, is one crocheted of white flocon wool in short crochet stitch, and bound at both ends with narrow pink satin ribbon; add a large bow of pink satin ribbon in one corner.

—Large flowers and large effects, are the style for room and table decoration.

—There are any number of desirable productions in vinaigrettes and cologne bottles; while the collection of silver paper knives, trays and other articles designed for writing desks, are additional proofs of the high art attained in the silversmith's handiwork.

—Cut-glass pitchers holding champagne or claret, are very fashionable.

—If you wish to make your friends happy, and yourself respected as a person of taste, select for your Christmas gift a piece of Doulton ware in the new red and gold decoration. Choice specimens of this highly artistic pottery, in all sorts of unique forms, are temptingly displayed by Davis & Collamore, of Broadway and Fourteenth street.

—Cabinet recesses are being lined with bright-colored plush to show off the contents. Brass articles are well set off by a ruby tint, and silver or bits of china look well with blue background.

—Very effective wood-baskets are made of flat, flexible baskets, caught together and fastened with full loops of broad satin ribbon and a cluster of cones. The cones are gilded, and the following couplet is quaintly traced in one end of the ribbon: "Heap on the wood, for the night is chill."

—Fire dogs are in the griffin pattern, and present a showy appearance.

—Ribbosene niching is one of the latest novelties for finishing off the edges of pin-cushions, mouchoir cases and sofa-pillows.

—Rich satin curtains are edged with Duchesse lace, of as beautiful design as those used for dresses.

—Wrought iron is now shown in a great many useful and ornamental styles. Particularly attractive are the hanging curtains, of antique designs, offered by D. W. Granberry & Co., of No. 20 John street. Many very attractive holiday gifts may here be found in the way of choice pieces of porcelain, handsomely mounted; elegant brass tables, pedestals, and countless things which delight the eye and lighten the purse.

—Painting in bright colors on gold surfaces are excellent decorations for screens.

—If you are pondering in your secret soul what you shall buy for Christmas gifts, and can scarcely settle the question satisfactorily, go to J. Cezilly's, 1208 Broadway, where you will find just what you desire; the large stock of new goods for the holiday trade, comprises all that is novel and beautiful, with a discriminating taste shown in the selection of novelties.

—The awning cloths in black or gray, alternating with bold stripes of rich colors, are put to use for fancy bed-covers, the plain spaces filled with bright embroidery, the whole set off with velvet or silk border, and the short cashmere fringe in blocks of different colors, which now finishes many decorative articles.

—At the present day the desire for Oriental shapes and patterns in furniture, room decorations, and textile fabrics, have been so great that manufacturers in this country and Europe have turned their attention largely to productions of this kind; and just now, when people are looking about, and preparing to decide on holiday gifts, which shall be at once useful and beautiful, the goods of the firm of T. O. Hague, located at No. 28 West Twenty-third street, should come in for early inspection. A full stock of foreign carpets can be seen here, with all the beautiful designs in Oriental rugs of great beauty and elegance.

## Concerning Men and Things.

\* \* \*

Capt. Roe who has died in New York during the week was best known to the younger generation as the keeper of the West Point Hotel. But before he was a hotel-keeper he was a steamboat captain on the North River, and in those days a steamboat captain was a personage. Dickens's novels show what a swell the captain of a fast American packet was when he first crossed the Atlantic forty years ago. The captain of a Cunarder is a great man now aboard his own ship, but he is by no means what a packet captain used to be. As to the river steamboats, the captain is now not much more than a glorified head waiter whose business it is to make himself agreeable to the passengers. The pilot is responsible for the steamboat, and after him the engineer; and the nominal captain has a function about as important as that of the conductor of a parlor car on a railroad train. In the old days a successful captain became a "commodore." After Commodore Vanderbilt arrived at that dignity, he showed his shrewdness by selling out all his steamers. The most expensive one of the lot, which nobody could afford to run on account of her inordinate consumption of coal, he offered to the government, and she is now, or lately was, a sailing ship. He preferred to put his money into railroads. In fact, scarcely any money is now made in ocean transportation. The great transatlantic lines are all "hard up," and one or two of them are strongly suspected to be not much short of bankruptcy. This fact ought not to be forgotten in the efforts that are making to "revive American shipping." Legislation that will permit Americans to put their money in a business where the margin of possible profit is so small, does not seem of very urgent importance.

\* \* \*

The mild, "unseasonable" December has kept Central Park much more attractive in the afternoon than it is wont to be at this time of year. Hand-some turnouts may be seen almost in as great number as in October or May, while the bridle-path is well filled daily and sometimes crowded. Few people have any idea of the extent to which the practice of riding for exercise has increased within a few years. Men of all professions are taking to it as the most agreeable and effective way of getting an hour's exercise in the open air. Nor are the majority young men. Gray heads are rather more frequent than those untouched by time. Among the horsemen are well-known lawyers, doctors, bankers, railroad presidents, artists and even a bishop. The question whether clergymen should ride was settled by Sydney Smith in the negative, with an exception in favor of those "who rode badly and turned their toes out." This bishop, however, is well mounted and rides well.

\* \* \*

The horseback riding of New York is mainly done at three establishments, the New York Riding Club in East Fifty-eighth street, Dickel's in West Fifty-sixth and Merkle's in Seventh avenue. Each of these places has a good-sized ring for training and teaching, and for exercise in wet weather, and each of the latter two stables not far from two hundred saddle horses. The best horses are Kentucky bred. If the demand increases the breeding will of course become a more important industry. There are no great prizes for the breeders as in breeding trotters. A sound, good-looking and well-broken saddle-horse that can carry comfortably a man weighing 180 cannot be had for less than \$300. \$600, on the other hand, is a high price; and about the highest price known to have been paid for a saddle horse, was \$1,500 for a beautiful and highly trained animal that had taken the first prize at the horse show.

\* \* \*

There is something very ridiculous about the hullabaloo they are raising over in New Jersey about hydrophobia. There is no actual proof that a single rabid dog has been at large in that State, or that the children sent out to Pasteur to be inoculated are in any more danger of hydrophobia than if they had not been bitten. The scare some of the newspapers are promoting may, very probably, have the effect of frightening to death any timid and nervous people who may chance to be bitten by dogs in New Jersey. Henry Bergh does not ordinarily abound in discretion; but he deserves credit for pointing out to the Jerseymen what fools they are making of themselves.

The bankers and editors of newspapers who are raising all this commotion over the probable exportation of a small quantity of gold, in order to discredit the coinage of the silver dollar, ought to be heartily ashamed of themselves. They are simply helping the bears to depress stock values, and are falsifying current history outrageously. The whole matter is in a nutshell. Great Britain, which has no silver coinage to trouble her, cannot keep her gold, which goes to France and other bi-metallic and silver countries. So the Bank of England raises its rate of interest to 4 per cent. to stop the drain of its one precious metal. As money is a drug in our market, some of our other capitalists, with unemployed funds wish to lend on the London market, for the sake of the higher interest there than here. Hence the transfer of funds, the higher rate of exchange, and the shipment of gold. The silver scare has nothing whatever to do with it. As the *Evening Post* of Wednesday points out, if there was a scare the gold would be sent out without reference to the interest for money on the other side. Since the silver coinage law, passed in 1878, we have coined all the gold we mined, and \$80,000,000 additional imported from abroad. In other words, we have increased our store of gold from \$200,000,000 to over \$600,000,000. Previous to the enactment of the silver coinage act, we had been drained of our gold. There is no danger that the coinage of silver will expel gold.

The tendency towards a concentration of "shopping" in the great retail dry-goods stores is not confined to the great cross town thoroughfares and avenues down town. It is increasing on the east side up town. Bloomingdale's new store, on Third avenue and Fifty-ninth street, will be a second Macy's, and has frequently been spoken about. But a visit to the Harlem stores will show that an immense amount of shopping is done up town. Third avenue, between One Hundred and Twentieth street and the Harlem

Bridge, is crowded with dry-goods and other retail establishments, where purchases are made on as good terms as those obtained on Fourteenth street or elsewhere. Ladies residing in Harlem have come to recognise this, and frequently save themselves a long journey down town, as well as car fares, by purchasing their necessities on the spot. This has resulted in a large increase of rentals in Harlem stores on Third avenue and on One Hundred and Twenty-fifth street, which has accrued to the benefit of property-holders. This has been seen in the higher prices obtained for Third avenue property above One Hundred and Sixteenth street, as compared with a year or two back. An immense store is soon to be added to the large up-town emporium, by the erection of a dry-goods establishment on Third avenue, between One Hundred and Twenty-second and One Hundred and Twenty-third streets, on the site of the old Dutch Reformed Church. This building will contain dressing-rooms, a restaurant and other accommodations for ladies, and promises to become as great an up-town shopping centre as is the establishment on Fourteenth street and Sixth avenue. A real estate broker in the neighborhood of the new store says that there are numerous demands for the renting and purchase of store property up this way, which cannot be supplied.

## The Exchange and Land Transfer Reform.

On Wednesday next, at three o'clock in the afternoon, the members of the Real Estate Exchange will be present, at the invitation of the Legislative Committee, to hear the report of the sub-committee appointed to consider the majority and minority reports of the Commissioners on Land Transfer Reform. The subject will be clearly presented by members of the committee, and Messrs. Choate, Strong, Riker, Coggeshall and Olmstead will be present to reply to any knotty points which may require explanation. The two systems, the "block" and "lot," the former proposed by the four first-named commissioners and the latter by Mr. Olmstead, will be thoroughly and intelligently discussed, and a resolution passed adopting one or the other. Should the meeting not decide upon either system, a committee of members to include property-owners, lawyers and experts will probably be appointed to consider the two systems, and whichever is eventually adopted the Exchange is expected to support to the full extent of its influence and power. At Wednesday's meeting short forms of warranty, mortgage and executors' deeds will be shown as they will appear under the new systems, having been especially prepared by James M. Varnum, chairman of the sub-committee, as well as two indexes, one explaining the lot system and the other the block system, when in practical operation. All persons interested in law transfer reform who are not members, are cordially invited by the Exchange to make application for admission, which will be granted them in writing.

## The Brokers' Meetings on 'Change.

The daily attendance of members on the floor of the Real Estate Exchange is increasing in proportions. A large number of parcels are called weekly, and several transactions have already resulted from the personal intercourse between brokers on the floor, while a number of negotiations are under way for the sale of other property. The members who attended during the past week were quite numerous, and included Messrs. H. H. Cammann, Ferdinand Fish, W. H. Folsom, Clarence Gordon, S. M. Blakely, John F. B. Smyth, T. S. Clarkson, Geo. F. Gantz, N. T. Laurence, J. S. De Selding, Charles Roberts, M. Bullowa, H. L. Anstey, A. Bellamy, Samuel Glover, J. G. Folsom, J. E. Brugiere, Charles S. Brown, T. Scudder, G. P. Rogers, H. Gucker, Edgar Newbold, C. F. Hoffman, John H. Dye, Wm. E. Callender, Otto Pullich, J. Lester, L. J. Adams, L. J. Carpenter, T. Crawford, E. Tucker, Morris Wilkins, Guerieau & Drake, Wm. Reynolds Brown, Bernard Smyth, H. Distelhorst, Martin G. Wilkins, E. J. Sause, Jr., E. J. Murray, C. F. Crary, Jere. Johnson, Jr., Charles Schultz, Wm. M. Ryan, Ed. F. S. Hicks, M. Ottinger, J. T. Boyd, H. Bruno and others. The following are some of the principal parcels called:

WANTED.

Offer wanted on 100x100.5, vacant, s s 59th st, 250 w 5th av, asking \$37,500; also, to find firm having control of money to be put out on Kansas City real estate. E. H. Ludlow & Co.  
A private dwell'g bet 20th and 60th sts, 3d to 7th avs. Rent at abt \$1,500; must have 3 rooms on parlor floor. H. H. Cammann.  
Five-story double tenem't, below 50th, bet 2d and 9th avs, not to exceed \$25,000. Folsom Bros.  
Two, three or four lots in the Tenth Ward, suitable for tenem'ts. E. J. Murray.  
Down-town business investment property on 3d or 6th av. \$50,000. L. J. Carpenter.  
Two lots in Eighth Ward, \$10,000 each. Also to rent four-story and extension house, bet 38th and 58th sts, 6th and Lexington avs, rent not to exceed \$4,000; must have not less than 20 rooms. Ferdinand Fish.  
Private house bet 2d and 10th sts, east 2d av, \$10,000 to \$13,000. Private house to lease bet 3d and 5th avs, 25th to 42d sts, \$1,000 to \$1,500. Bowery property below Bleecker st. J. G. Folsom.  
Plot not less than 50 ft front, Broadway, bet 30th and 42d sts. Factory 75x100, west side, below 23d st, not over \$75,000. English basement house, centrally located, under \$25,000. Jere. Johnson, Jr.  
House on Park av, from 34th to 40th sts; also, four lots, including corner, on 9th av, bet 72d and 100th sts. F. R. Houghton.  
From 9,000 to 10,000 square feet of ground, suitable for factory, east of Broadway and below Canal st, preferred. Wm. Reynolds Brown.  
For investment, in Brooklyn, three or four private or flat houses, near City Hall. E. J. Murray.  
Private house, bet Madison and 6th avs and 34th and 59th sts. Folsom Bros.

OFFERED.

Nos. 226 and 228 West 124th street; new buildings, mostly rented at \$2,880 each. Ferdinand Fish.  
No. 144 East 37th st, 14x60x100, four-story high stoop brown stone, \$25,000; No. 144 East 49th st, 14x60x100, four-story high stoop brown stone, including fixtures, &c.; two double flat houses on 52d st, near Lexington av, 25x80x100, five-story brick, \$35,000 each; Five single flat houses, on 50th st, near Lexington av, 20x75x100, four-story brown stone. Rents \$11,000. \$125,000. Folsom Bros.  
Brooklyn corner, suitable for business, 20x45x76, three-story and basement brown stone dwelling, \$11,000. E. J. Murray.  
No. 88 James st, near Oak st, three-story brick, on lot 25x100, \$7,750. J. F. B. Smyth.  
Private house on East 21st st near Broadway; also a front on 10th av,

below 140th st, \$50,000; and a front on 6th av, below 130th st. T. S. Clarkson & Co.  
 No. 427 West 47th st, three-story brown stone, 20x50x100. \$15,000; No. 242 West 48th st, 21x61x92, three-story brick dwelling, \$16,000; and a four-story brown stone on 42d st, bet 6th av and Broadway, 20x60x100. \$37,000. S. M. Blakely.  
 Five-story flat or tenement, Park av, near 88th st, 25x70x92. Rent abt \$2,350. \$22,000. L. J. Carpenter.  
 Nos. 237 and 239 Hancock st, near Marcy av, Brooklyn, 40x70x100, four-story apartment house. Mort. \$25,000. Price \$35,000. J. E. Brugiere.  
 East 32d st, vacant, east of 1st av, 125x98.9. \$6,000 each. Pullich & Deaken.  
 Country residence, buildings all new, 23 acres, at Throgg's Neck, N. Y. \$55,000. M. G. Wilkins.  
 Nos. 132 and 134 Mulberry st, 1½ lots, 59 ft front, old tenements, front and rear. Rented at \$2,400; \$21,500. Also to loan, \$20,000, at 4%, on private dwell's. H. L. Anstey.  
 No. 220 Varick st, four-story brick tenement; also, three-story modern brick dwelling at Washington Park, North Plainfield, N. J. W. H. Roome's Son.

## The World of Business.

### Broadway Traffic.

If our readers have ever stood, on a week day, at any point on Broadway between Park Row and Cortlandt street, they may remember how the sound of the traffic came to their ears, not unlike the roar of the sea or of Niagara. The amount of business done on this street is immense, and the actual cost of maintaining such a highway very great. A country road over a decently good natural soil costs nothing at all, and for a few hundred teams a year answers a very good purpose. Whether there be a hundred or two teams a year, more or less, will make no discoverable difference with it. Nevertheless, there comes a time when some little working of the road is necessary, and we have the common country dirt road. Here, too, one or two, or a dozen more teams a day will not, probably, make any difference in the amount of working, and it would appear absurd to say that an increase of travel would not reduce the cost per team of keeping it up. Do not rain and frost make most of the trouble with it? At last comes the point, however, when graveling and macadam become necessary, and with that change up goes the cost, not only absolutely, but *per wagon-mile*. Then, as traffic increases, paving becomes necessary, and thereafter at least additional traffic ought, it would appear, to be accommodated very cheaply: but with the traffic and the more perfect road-bed come new expenses, cleaning, lighting, police service and what not, and very soon more and more costly paving must be used to give a more and more perfect surface, until at last we reach the extreme limit in such a street as Broadway, New York, over which, at its busiest point, more than two vehicles *per second* pass, as an average of the daylight hours—thirty-three per minute, over 2,000 per hour, 22,308 by actual count in eleven hours, and probably some 26,000, or more, per day of twenty-four hours. With such an enormous traffic as this, it surely seems reasonable that the cost of "maintenance of way" *per vehicle* should be immensely less than on roads having either half, or a quarter, or a hundredth, or a thousandth part of that traffic; and yet, when all expenses incident to its character as a thoroughfare are taken into account—such as cleaning, lighting and police service, as well as "raising and surfacing,"—Broadway is, perhaps, one of the most expensive streets in the world to maintain, not only absolutely, but *per cart mile*; more expensive, in proportion, than other city streets of less importance, and far more expensive per vehicle than most country roads. We shall not undertake to prove this by statistics, nor even to assert that it can be proved to the full extent surmised; but, if it be not fully true, it is so nearly true that the conclusion drawn will not be seriously affected; that "maintenance of highway" increases for all practical purposes in direct proportion with the traffic. And yet, on every one of the classes of highways mentioned, what seems more reasonable to assume than that the addition of a few more vehicles will almost have no effect on the cost of police service, cleaning and "surfacing"? Immediately, and at the moment they do not; but looking only a little farther before and behind, we are justified in assuming that almost every vehicle adds, sooner or later, its direct *pro rata* to almost every expense. And this rule will apply to villages as well as to cities. Large traffic must be paid for directly or indirectly, and nowhere is this expense greater than in the city of New York.—*American Grocer*.

### We Cannot Pay the Freight.

The recently reported improvement in the iron and steel business seems to be pretty generally confined to the West; the Eastern mills not having experienced any such revival of trade as is claimed by the proprietors of establishments beyond the Alleghenies, nor are they likely to until such time as the demand exceeds the ability of the Western mills to fill the orders. Then the impetus will reach the East; but not until then, and for very good reasons. All things being equal, that is, wages and the cost of the raw materials at the place of manufacture, the Eastern mills would be debarred from successfully competing with the West in their own territory, because of the difference in freight. The East is practically built up. Here, in New York, for instance, we have all the railroads we at present require; and the same is true of the other great Eastern centres. The West, therefore, is the place of progress. The iron boom is largely the result of projected development in that section; and because the East cannot afford to meet the difference occasioned by the increase of freight charges the revival has naturally begun in the West. Very likely we shall get some benefits from this condition of affairs in the end; but, without desiring to appear in the light of a croaker, we predict that the future prosperity of the Eastern mills will depend entirely upon the Eastern demand, and upon the ability of the Eastern iron-masters to overcome domestic competition, something they have never had to do before. A few years ago there were no manufactures in the South, and very few in the West. Now, beyond the Alleghenies, they are manufacturing more than they require; and in the South there is prospect of most wonderful development in the near future. Mills have sprung up there which are to-day able to undersell both Eastern and Western manufacturers; and capitalists from England as well as the North are preparing to take advantage of the exceptional facilities offered by Georgia, Alabama, Tennessee and Virginia. Only a few weeks since a party of Englishmen visited Talladega, Ala., for the purpose of experimenting in the manufacture of pig iron; and after demonstrating beyond question that the product could be made there at a cost of less than \$8 a ton, have decided to abandon their works in England and go into the business on a large scale at Talladega. Others are preparing to follow their example, and the next decade will place the South in the foremost rank as an iron producing section. The emancipation proclamation was far more reaching in its effect upon the South than was involved in the liberation of the slaves. It emancipated the whites as well as the blacks—the latter from a condition of personal servitude, and the former from the necessity of relying solely upon agricultural development. Before the war all the tools and implements used in the South, all the machinery, all the railroad materials were made at the North. Now, in every city manufactures are springing up. The natural resources are being developed. Young men are learning trades, and the South is fast getting upon a self-sustaining basis in these respects; while in the growing West progress is following the tide of population in all essential respects. These are serious and stubborn facts. They have already been considered by Eastern manu-

facturers, but no plan has yet been found for retaining the prestige of Eastern manufacturers; nor do we think such a plan can be discovered. At best we can control our own trade, but even that will be difficult in the face of the vigorous domestic competition now encountered. Of course we shall not suffer. We shall go on prospering in other branches of industry; but we shall have to adapt ourselves sooner or later to the inevitable change, and the sooner the better.—*Troy Budget*.

### Do Bond Investments Pay Better than Stocks?

In the will of the late Wm. H. Vanderbilt some significant facts are disclosed which seem to have escaped attention. It is worth while to note the nature of the investments (so far as disclosed by the will) bequeathed by him, compared with those which formed his father's estate. His father died just after the close of the great trunk line railroad war of 1876, which first reduced the profits of the New York Central Company below \$8 per share, and made it evident that the great through business might often be made unprofitable, and that risks attended New York Central as well as other stocks. Up to that time the stock of this company had been quite generally regarded very much like a bond. The experience of 1876-77 showed to every careful observer that this stock was vulnerable; but as the 8 per cent. dividend was paid regularly then and through other years of struggle and loss, probably the less thoughtful investors—a very large body—were only strengthened in their opinion that New York Central stock was invulnerable. Whatever Commodore Vanderbilt's opinion, he held on to his stock; and when he died had, so it was universally said, more than half of it—that is, at least \$45,000,000 at par, and it was worth but little above par then—just about the same as when his son died last week. It was also understood that he had a very large proportion of the Lake Shore stock, and that of his great fortune, estimated at from \$80,000,000 to \$100,000,000, comparatively little was in bonds. He seemed to have convinced himself that stocks of railroads managed by their owner were a good and safe investment, but that control was indispensable, and that ownership only would give control, for we do not hear that he held shares in other companies than his own. Less than nine years have passed, and Commodore Vanderbilt's heir dies and leaves a fortune estimated at from \$160,000,000 to \$200,000,000, and so far as known, the larger part of it is not in stocks, but in bonds; and it is expressly stated, by his most intimate advisors, that he did not own a controlling interest in the stocks of any of his roads. It is true that we have no means of knowing what a large part of the estate consisted of. But the securities specified in the will were worth, at the market price last Saturday, just about \$94,500,000. There are a few millions of real estate; and it is altogether probable that the unspecified remainder of the estate, which goes to the two elder sons, includes considerable amounts of bonds, as the seconds of the New York, Chicago & St. Louis, for which there was no market, and the certificates exchangeable for bonds of the new West Shore Railroad Company. At most, it seems that the *value* of the stocks left by Wm. H. Vanderbilt can scarcely be more than of the stocks left by his father; so that the whole increase of the fortune was invested in other securities than railroad stocks. But a considerable part of this value may be due to an advance in prices. Lake Shore shares were worth less than 58 when Commodore Vanderbilt died, but were selling at 88 when William H. died. Harlem, of which the Commodore owned a great deal, has risen from 141 to 210. We know that a very large part of the New York Central shares were sold at a price much above what they bore when the Commodore died, and it is probable that the holdings of Lake Shore and of Michigan Central (acquired since the Commodore's death) were reduced when prices were much higher than they are now. The chief acquisitions of shares so far as known consist of Chicago & Northwestern shares, which, though selling for less than at some times heretofore, are worth nearly three times as much as when Commodore Vanderbilt died, and doubtless very much more than when Wm. H. Vanderbilt bought most of his holdings. Now, all this indicates that Mr. Vanderbilt and his advisers, who managed the companies whose stocks he held, and were safe, as it is impossible for small holders to be, against a depreciation of stocks by the incapacity or dishonesty of managements, who had the completest knowledge of changes of business likely to affect prices, enabling them to sell when prices are likely to fall and before they have fallen, and to buy when they are likely to rise and before they have risen—all this, we say, indicates that Mr. Vanderbilt and his advisers were convinced that, for him, at least, railroad shares are not—at least, of late were not—the best form of investment. Yet if shares are a good property for any one to hold, for whom so good as for the great capitalist whose income vastly exceeds his expenses? As William H. Vanderbilt left his widow a yearly income of \$200,000 and his magnificent home, we may assume that this sum is sufficient to carry on that, the finest establishment in the land. But each of his eight children has from his estate the income from \$10,000,000 of securities, the present market value of which is \$11,750,000, and the income from which will probably be as much as \$500,000. Indeed, the income from the \$5,000,000 of securities held in trust for each, all first-class bonds, is very nearly \$250,000. Thus, if there was any man in the land who could safely invest the larger part, or the whole of his estate in shares, the income from which must naturally fluctuate, it was Wm. H. Vanderbilt; and in a less degree this is true also of his family. It is not important to them that their income should be regular, as it is to those who live nearly up to their incomes. Millionaires are precisely the persons in whose hands properties which make fluctuating returns, should be expected to fall. A man who needs to meet his expenses on an income of \$3,000 a year from his capital—if that capital is \$60,000—will not be likely to invest it in stocks which pay 8 per cent. some years and nothing in others, though their *average* return has been, and is likely to be, 6 per cent. or more, because he will not have enough to live on in the bad years; but if, with the same expenses, his capital were two or three or more times as great, then he might safely invest in the stocks and would, in the long run, gain greatly by doing so; that is, risky enterprises and investments are safely and profitably undertaken by those who can bear losses. Now, when we find that a capitalist, with the best sources of information and better able to take risks than any other living man, has virtually invested all his gains, and probably much more than his gains, in bonds instead of shares, the natural inference is that he had decided that the bonds were likely to be actually more profitable than the shares in the long run, and not merely to make more uniform returns, which to him was entirely unimportant; and if this was his conclusion, it is a most significant fact.—*Railroad Gazette*.

### Vanderbilt Speculation.

If sufficiently credulous and sufficiently ignorant, one would infer from the so-called information sent out so freely from New York, that the late Mr. Vanderbilt was the great imperial Totum who carried the mass of stock valuations upon his broad back, and devoted his matchless resources to the mission of fighting and slaying or otherwise discouraging the unprincipled bears. On the contrary, Mr. Vanderbilt had been engaged in some of the most conspicuous bear exploits ever known to Wall street. It may be said as a general principle that owners of property are in favor of values, but this rubbish means nothing to the point, as the public are not apt to be favored with any precise information, whether a big capitalist heavily supplied with stocks might not desire to capture something else at lower prices than may happen to the ruling, or he may choose to "milk the street" by well-known drives which involve bearing and bulling things alternately, with the result, perhaps, of neither increasing nor diminishing his holdings; or to tumble an avalanche of shares on the market to make a basis of filling short sales at a profit, etc. And all these things Mr. Vanderbilt was probably as ready to do as Jay Gould, whenever he saw the opportunity. It would seem that the trustee arrangement would probably be effective in securing a concerted policy among all the streams in his

wealth in carrying out the Trunk line deals, upon which at present so much depends, both for the family and the street.—*Louisville Courier-Journal.*

**The Wheat Question.**

One of our most intelligent financial writers, who habitually devotes much attention to the wheat question, says it is becoming tiresome to repeat that there is more wheat in the world than there is absolutely any necessity for; and that, consequently, the price of that cereal cannot be put up to higher figures except by sheer manipulation, which, with the existing telegraph and transportation facilities, must naturally be of very short duration. He states that, apart from this, the opening up and development of new territories all over the world has increased, not only the production of wheat, but of other cereals as well; such as rice, corn, rye, and various other small grains used by many nations in preference to wheat. The masses in Russia and Germany, for instance, eat rye bread not as a matter of economy, but a matter of taste and habit. The inhabitants of southern Russia and Austria and northern Turkey, and, in fact, of the whole Danubian and Black Sea region, live almost exclusively on corn-bread. It is therefore to be expected that wheat will go down in proportion to the increase in its production. The substitutes for it are too many and too plentiful. During the Franco-German war the sausage was a constant substitute for meat rations in the German army, and answered the purpose very well. Only a small minority of the people of the world use wheat, and only through a serious and permanent fall in its price can its consumption be extended.—*Massachusetts Ploughman.*

**What the Silver Men Demand.**

*Resolved,* That we do hereby petition Congress to resume the free coinage of the standard silver dollar of 412 grains, and to provide for the issue by all sub-treasuries and national depositories of Treasury bills of the denomination of \$1, \$2 and \$5, on deposit of any and all denominations of silver coins.

*Resolved,* That, as a matter of constitutional law, irrespective of economic policy, the United States cannot become a monometallic country on the single standard of either gold or silver; because the Constitution prohibits every State from making anything else but gold and silver legal tender in payment of debts, and thereby devolves on Congress the perpetual obligation to provide the States with both gold and silver coin in which all debts can be paid.

*Resolved,* That it is due to the dignity of the United States to prove to the world that it has the power to restore silver to par with gold by simply giving it free coinage at its mints; that there are no natural causes why silver should now be depreciated relatively to gold; that there has been no recent overproduction in silver that was not exceeded fivefold by the enormous overproduction of gold in 1852 to 1860; that the ultimate return of silver to par with gold is therefore made inevitable by the irreversible principle that demand and supply are the ultimate regulators of values; that since the depreciation in silver is due only to national timidity, it can be cured only by national courage—and the United States, as the richest, most productive, and most independent nation in the world, and as the chief producer of both the precious metals, is called upon to display the requisite courage in this exigency.

*Resolved,* That in the event of free coinage being enacted, the United States need not fear either an export of her gold or a very large increase of her silver; for if other nations send their silver to our mints to be coined in larger quantities than now, they must do so either to distribute it here in payment for merchandise which they have not hitherto been buying, in which case they would increase our exports and quicken and stimulate our production or they must do so in order to exchange it in this country, when coined, for gold; but in such case, if gold is at a premium, its holders here will get the premium and the country will lose nothing, and if gold is not at a premium here in silver, then the inducement to send the silver here will have disappeared, and it will not come.

*Resolved*—That the maintenance for a century of the double standard in France, that country constantly exchanging the dearer metal for the cheaper whenever either was overproduced, has not merely been a saving and balancing force to other nations, but has been profitable to France herself, as is indicated by the fact that she has always been the largest holder of both the precious metals, and we hold with her best financiers, Baron de Rothschild and others, that her steady persistence in the same policy since 1878 would have increased instead of diminishing her stock of both metals. Now that France has withdrawn from the position of being the central balance wheel of the world's finances through her maintenance of the double standard of free coinage, the United States should promptly step into the vantage ground which France has vacated, and vindicate among nations her independence in finance as she has hitherto vindicated her superiority in productive energy.

*Resolved.* That no increase in the quantity of silver bullion in the coined dollar is expedient, for the reason that all debtors who have incurred debts, public or private, in American currency, have the right to pay each dollar of them with 367½ grains of pure silver, or with 412 grains of standard silver, or with 24 grains of gold, at their election; and Congress would be guilty of spoliation and robbery if it should attempt to increase the quantity of silver such debtors at present owe. To increase by one-fifth the quantity of silver in the dollar would be to swell by \$300,000,000 the volume of the Government debt. To add one-fifth to the volume of the legal debt at the call of the bondholders is as deep a dishonor to the Government as to scale the debt at the call of the taxpayers.

*Resolved,* That we are opposed to all acts of legislation which imply that gold has not advanced in value relatively to all other commodities since 1873, or which assume that gold is stable and silver fluctuating in actual value, and we aver that silver remains as measured in the average of any one hundred commodities that may be selected, at the same value as in 1851 to 1860, when it stood at 5 per cent. premium over gold; that the aberrations and eccentricities of movement are in the gold only, and that there was never a time when silver so fully deserved the encomiums passed upon it by Locke and Newton of being the more stable of the two metals as it deserves them to day, when the visible appreciation in the purchasing power of gold has kept prices declining steadily for twelve years, and all industries throughout the world trembling with fear or stunned by paralysis.

*Resolved,* That we repudiate the notion that silver shall be measured by gold, or that silver shall ask leave of gold to be money at all; that error is embodied in all proposals that silver coins or bars shall contain a certain gold value.

The chair appointed a committee of thirteen to personally invite the attention of Congress to the proposed legislation.

[Resolutions passed at the Metropolitan Hotel Silver Meeting, but suppressed by the New York press.]

**Inter-State Railroads.**

Railroad Commissioner John D. Kiernan has just issued a very interesting pamphlet in response to a request of the United States Senate Committee on inter-State commerce, to set before them his views in relation to this prominent question. The pamphlet shows that Mr. Kiernan holds decided opinions on the railroad problem which, in view of his connection with the railroad commission, must be regarded as of considerable importance. He does not think any form of specific rate fixing can be recommended either in State or inter-State commerce; and he holds that one of the causes of unjust discrimination in rates, is the multiplication of unnecessary railroads, which sooner or later become public burdens, neither sufficiently maintained nor operated, nor permitting their competitors to fulfill their public obligations. He claims that the State, whose railroads are already sufficient in number and extent for public use at fair rates, can

and ought to enact: (1.) That no new road should be chartered unless, upon the part of the State, a public necessity for the line is found to exist, and (2.) That at least 50 per cent. of the stock be paid in before eminent domain is exercised or construction begun; that the issue of bonds shall bear a fair relation to the stock issued and paid in. Mr. Kiernan's conclusions as to the effect of an unnecessary multiplicity of railroads are sound and, we believe, incontrovertible; and the adoption of the laws suggested by him could not fail to result beneficially to the public at large as well as to the men who by glowing prospectus are induced to enter into railroad speculations, which, as in the case of the West Shore, are almost certain to result disastrously. But Mr. Kiernan will find it a very difficult matter to draw the line between what is and what is not a public necessity. It must, after all, be a matter of opinion, for there is little evidence of a convincing nature that can be taken on such a subject. There were scores of men, men of good judgment too, who deemed the West Shore a public necessity, and yet it has turned out in many respects to have been a public calamity.—*Troy Telegram.*

The silver advocates claim that the recall of the one and two dollar notes is in the interest of public economy, since the people will thereby be saved the cost of the paper, of engraving and of printing these notes. No account, however, seems to be taken of the wear and tear on pockets directly attributable to the dollar of our fathers, nor of the profanity occasioned by the discovery that the coin aforesaid has made for itself holes in the American pocket, thus affecting an unobserved and successful escape. When the wear on pockets is taken into account, it may be doubted whether any real saving has been effected; but when to the pocket argument is added the moral consideration already stated, it becomes doubly certain that the recall of the small bills would be not only bad economy but subversive of public morality.—*St. Louis Globe-Democrat.*

**Real Estate Department.**

The sales at the Exchange this week have been fairly numerous, but none were of first importance. On Saturday only two parcels were disposed of. On Monday, three lots on One Hundred and Seventeenth street, east of Fourth avenue, brought \$4,500, \$4,550 and \$4,575 respectively. A Second avenue dwelling, 16.8x80, sold for \$10,300; a house on the southeast corner of St. Nicholas avenue, about 18.11x75, realized \$13,675; and Nos. 179 and 181 Tenth avenue, two leasehold stores and tenements, under foreclosure, brought \$17,890. On Tuesday the sales were quite numerous, no less than sixteen parcels being disposed of. Amongst these were the three tenements, Nos. 544 to 548 West Thirty-third street, which were sold for \$15,250 each; three brown stone flats, Nos. 408 to 412 West Fifty-eighth street, which went for \$35,250; a similar flat on Seventy-ninth street, one door east of Second avenue, for \$21,250, and one adjoining, two feet wider, for \$23,250; a five-story dwelling on Twenty-fifth street, west of Fourth avenue, lot 16.8x98.9, was sold for \$26,800; and the famous pinnacle, known as Eagle Rock, Orange, N. J., said to command a view of one-twentieth the population of the United States, and comprising about thirty acres, went for \$43,500 to Dr. A. Eugene A. Falken. A feature of the day's sales was the disposal of a second floor apartment in the "Chelsea" on Twenty-third street, for \$4,350. The price asked before the sale was \$5,500. The apartment is rented to Col. Josiah Porter for \$850, and the par value of the 137 shares of the stock bought represents \$6,850.

This has been a comparatively dull week in brokers and agents offices all over the city. Some good sales have been made, but the tendency, especially during the few days prior to Christmas, was towards a settling down for the enjoyment of the holidays. It is not expected that much will be done next week, and very few auction sales will take place on 'Change.

The following are the weekly tables of Conveyances, Mortgages and Projected buildings:

	CONVEYANCES.	
	1884. Dec. 19 to 24, inc.	1885. Dec. 18 to 23, inc.
Number.....	185	211
Amount involved.....	\$2,670,894	\$2,937,130
Number nominal.....	68	49
Number 23d and 24th Wards.....	20	26
Amount involved.....	\$25,284	\$120,831
Number nominal.....	15	3
MORTGAGES.		
Number.....	151	181
Amount involved.....	\$1,755,752	*\$2,368,272
Number at 5 per cent.....	54	75
Amount involved.....	\$638,250	\$968,472
Number at less than 5 per cent.....	2	6
Amount involved.....	\$130,000	\$224,500
Number to Banks, Trust and Ins. Cos.....	45	24
Amount involved.....	\$741,800	*\$844,000

\* Does not include one mortgage on property, &c., of the United Lines Telegraph Co. for \$1,200,000.

	PROJECTED BUILDINGS.	
	1884. Dec. 20 to 26.	1885. Dec. 19 to 24.
Number of buildings.....	17	50
Estimated cost.....	\$148,750	\$339,590

**Gossip of the Week.**

Frank Vettel has sold twenty-six lots, eight on the east side of Second avenue, between Ninety-fifth and Ninety-six streets and nine lots on Ninety-fifth and Ninety-six streets adjoining, size, 201.5x325, for \$100,000 to E. D. Conolly & Son. They will be improved next spring.

David De Venny has sold for Thomas Pearson the plot of ten lots on the northeast corner of Third avenue and Ninety-fifth street, size 160.8x260, to Randolph Guggenheimer for \$82,500.

Peter A. Lalor and M. H. Beringer have sold the following properties: For T. E. Crimmins, the two lots on the east side of Third avenue, 25.2 south of Ninety-sixth street, to Valentine Cook for \$28,500. Also Nos. 337 and 339 East Fifty-ninth street, four-story brick and stone tenements, to M. J. O'Brien for \$25,000, and re-sold the same for the latter to Wm. Lindheim. Also No. 1689 Third avenue, four-story tenement and store, to M. Norton for \$21,000. Four lots on the northwest corner of Ninety-sixth street and Third avenue, for R. McCafferty to S. Ottenberg & Bros. for \$62,500. Also four lots on the southwest corner of Ninth avenue and Ninety-fourth street, for V. Cook for \$40,000, and for the estate of William E. Dodge the five 20-foot brick and stone single flats on the southwest corner of Fifty-ninth street and Avenue A.

Henry Morgenthau has leased the property on the south side of One

Hundred and Twenty-fifth street, 175 feet west of Seventh avenue, comprising Nos. 216 to 228 West. The frontage covered is 87.6 feet, running through to One Hundred and Twenty-fourth street, 201.10 feet deep. The property is leased for twenty-one and one-sixth years, the rental being named at \$300 per month. It is understood that the lease was made on account of Ehrich Bros., the dry goods merchants, who will improve the property, as announced elsewhere.

Henry Clausen, Jr., and Randolph Guggenheimer have just sold a block of fifteen lots on Avenue A, between Fifty-fourth and Fifty-fifth streets, to a builder, for improvement. The sellers reserve their rights in the water front.

Lamb & Rich have sold the three-story brick dwelling No. 54 West End avenue to Phoebe C. Hull. Broker, Chas. E. Schuyler.

Solomon Mehrbach has leased to G. L. Schuyler & Co., the well-known lumber dealers, the block bounded by First avenue, East River, Ninety-seventh and Ninety-eighth streets, comprising about thirty lots, for ten years at \$6,000 per annum. Broker, Chas. E. Schuyler.

W. H. Roome's Son has sold for Mrs. Mary E. Bacon the premises Nos. 60 and 62 Broome street, 50x75, for \$15,000.

Samuel Colcord has sold the four-story high stoop brick house No. 419 West Eighty-first street, 17x54, with butler's pantry extension, lot 102.2 feet, for \$26,000 to John I. Silverton. This leaves but one house unsold in the block.

S. B. Goodale & Co. have sold for Mrs. A. Helman the four-story brown stone house No. 52 West Fifty-third street, 21x55x100, for 42,500.

P. C. Eckhardt has sold for M. Thompson the five-story improved tenement No. 351 West Forty-fifth street, for \$31,000, and the three-story and basement house No. 459 West Forty-fourth street, to J. N. Calhoun for \$13,500.

Morris W. Tremier has sold for Deppler & Kammerer the plot, 100x108, on the northwest corner of Eleventh avenue and Sixty-seventh street, to Randolph Guggenheimer and Sol. Marks.

F. A. Thurston has sold the five-story brick and stone tenement and store on the northwest corner of Tenth avenue and One Hundred and Fourth street to C. F. Wildey. Brokers, Andrew Powell and S. M. Brown.

Terence Farley & Son have bought four lots on the northwest corner of Ninth avenue and One Hundred and Second street.

S. E. Church has sold two lots on the south side of Eighty-ninth street commencing 200 feet east of Tenth avenue.

J. Romaine Brown has sold for Messrs. Schaefer, Livingston and Ever-son the seven lots on the south side of One Hundred and Thirty-fifth street, commencing 250 feet west of Seventh avenue, to Edmund Coffin, Jr., for \$42,000.

Hoffman Bros. have leased the ground, Nos. 57 and 59 West Forty-second street, for a long term of years, and have sold the buildings thereon to the lessee.

Crevier & Wooley have sold for H. P. Studart the four-story store and tenement, No. 1689 Third avenue, 25x100, for \$21,000.

Andrew Powell has sold for C. H. Lock six lots; three on the north side of One Hundred and Nineteenth street, and three on the south side of One Hundred and Twentieth street, commencing 125 feet west of Eighth avenue, for \$21,000.

W. P. Seymour has sold for W. H. De Forest the six-story stone and brick modern store on the southeast corner of Broadway and Broome street, on terms which have not transpired.

H. H. Cook has sold the four-story stone front dwelling, No. 8 West Fifty-third street, 27.6x100.5; and the two story brick stable, No. 108 West Fifty-sixth street, 25x100.5. Broker, W. P. Seymour.

W. J. T. Duff has sold for Robert Murray the three-story stone front dwelling, No. 1231 Lexington avenue, for about \$12,000.

W. G. Steinmetz has purchased from J. F. Huggins four lots on the north side of Seventieth street, 175 feet west of Ninth avenue, for \$15,000 each.

W. J. Cole & Co. have sold for Gen. J. Watts DePeyster two lots on the north side of Ninety-ninth street, 375 feet east of Ninth avenue, for \$10,000 cash; and for E. A. Jackson one lot on the north side of One Hundred and First street, between Ninth and Tenth avenues, 39.5x100x34x100, for \$5,950.

D. H. King, Jr., has sold five lots on the south side of Sixty-fourth street, commencing 200 feet east of Tenth avenue, for \$45,000 to the Manhattan Construction Co.; brokers, W. J. Cole & Co. These lots were sold about a year ago for \$28,500.

M. Goldberg & Son have sold their two five-story double tenement houses, Nos. 335 and 337 East Thirty-eighth street, 25x75x100 each, to M. A. Hoffman for \$34,500; broker, Paul P. Todd.

**Brooklyn.**

Paul Koch has sold the block bounded by Myrtle avenue, 280 feet, Bleecker street 446 feet, Irving avenue 200 feet, and Ralph street 246 feet, containing 40 lots in all, to Frederick Miller for \$15,000.

Twenty lots on Reid avenue, Macon and McDonough streets, have been sold at private contract. This is in the neighborhood of the lots purchased a few weeks ago by William Zeigler.

Paul C. Grening has sold the three-story brick dwelling 20x45x100, No. 295 Macon street, to William E. Pearce, for \$6,250.

W. F. Corwith has sold the house and lot No. 648 Leonard street, to Otto Grunewald for \$3,000.

Fred'k Herr has sold the two-story frame store and dwelling No. 1043 Broadway, 20x55x90, to Hermann Tram for \$7,400; and one lot on the south, west side of Broadway, 60 feet southeast of Hart street, 20x102.8x21x94.5, to Godfrey J. Mahler for \$2,800.

C. H. Murch has sold the two four-story stone front flats, Nos. 127 and 129 Second place, 20x45x105 each, to W. S. Littlefield for \$28,000; and two two-story frame stores and dwellings, Nos. 679 and 681 Third avenue, 19x60x100 each to Samuel Partz for \$16,000.

Geo. Mariner & Son have sold the two-story stone front dwelling on the north side of Lafayette avenue, 200 feet west of Sumner avenue, 20 x42x100, to Thomas Brown for \$7,500.

Messrs. Grace & Mortell have sold the three-story brick dwelling on the north side of Prospect place, between Fifth and Sixth avenues, to Mary Barker for \$4,500; and a three-story brick dwelling on the north side of Luquer street near Court street to Robert Wigmore for \$3,875.

**CONVEYANCES.**

	1884. Dec. 19 to 24, inc.	1885. Dec. 18 to 23, inc.
Number.....	143	171
Amount involved.....	\$435,712	\$521,239
Number nominal.....	41	65

**MORTGAGES.**

	1884.	1885.
Number.....	92	149
Amount involved.....	\$386,286	\$443,293
Number at 5% or less.....	29	63
Amount involved.....	\$137,150	\$228,744

**PROJECTED BUILDINGS.**

	1884. Dec. 20 to 26.	1885. Dec. 19 to 24.
No. of buildings.....	30	74
Estimated cost.....	\$147,325	\$293,650

**Out Among the Builders.**

D. & J. Jardine have the plans under way for a six-story and basement factory building, to have a frontage of 117.6 feet on Greenwich street, 76 feet on Hudson and 37 on Bank street. The material will be of brick, stone and iron. It will contain steam power, two elevators, and other accessories, and the floors will be rented out for factory and business purposes when completed. The building will be of a substantial character, and will cost about \$60,000. The owner is Peter M. Wilson.

Ehrich Bros., the well-known dry-goods merchants, intend to erect a large emporium on the south side of One Hundred and Twenty-fifth street, covering Nos. 216 to 228 West, between Seventh and Eighth avenues.

William White and Martha Gelston propose to build four five-story brick and stone tenements, 27.9x82 each, on the north side of Eighty-eighth street, between Lexington and Fourth avenues and two five-story flats adjoining, 21.6x65 each, for which the sketches are being prepared by J. H. Valentine.

Charles I. Berg has the sketches on the boards for five private houses to be erected on the southwest corner of Eleventh avenue and Seventy-fifth street, four on the avenue and one on the street. They are to be erected for different owners.

J. M. Dunn has the plans on the boards for ten one-story hospital pavilions, 22x75 each, to be erected by the Board of Health on North Brother Island, at a cost of \$40,000. Three will be built immediately, and the remainder later on. Mr. Dunn also has the sketches for a two-story and cellar brick and stone pavilion, 85x165, to be built on Hart's Island, at a cost of \$40,000.

A. B. Ogden & Son have the sketches on the boards for a one story brick feed store, 50x100, to be built on the east side of First avenue, 100 feet north of Forty-second street, for A. H. Sonn, and for alterations and additions to the building on the northwest corner of Tenth avenue and Thirty-eighth street for A. Boehm to cost about \$7,000.

S. Ottenberg & Brothers, the cigar manufacturers, intend to build a factory and tenements on four lots just purchased by them on the northwest corner of Third avenue and Ninety-sixth street.

Fifteen five-story brick and stone tenements are, it is reported, to be built on Avenue A, between Fifty-fourth and Fifty-fifth streets, by a builder to whom they have just been sold with a loan.

Eduard Leissner, the decorator, will build an extension to his factory on the lot on the south side of Seventy-first street commencing 45 feet west of Avenue A.

**Brooklyn.**

Th. Engelhardt has plans in hand for three three-story frame dwellings and stores to be erected on the southwest corner of Knickerbocker and Flushing avenues, and extending to George street; two will be 25x55 each, in size, and one irregular. The owner is L. Eppig, the brewer. The cost will be about \$15,000. Also four two-story frame flats, 22x55 each, on the east side of Central place, 234.10 north Grove street, for Henry Fisher. Cost, \$10,000.

Amzi Hill is preparing plans for seven two-story and basement brick dwellings, 17.6x42 each, to be erected on the south side of Herkimer street, 19 feet east of Kingston avenue, for George R. Waldron; and a three-story frame apartment house, 25x55, on the south side of Herkimer street, 50 feet east of Buffalo avenue, for Alexander Hocking.

H. Vollweiler has the sketches for five three-story frame double tenements and stores, 25x55 each, to be erected on the southwest corner of Graham avenue and Varet street, and a three-story frame tenement, 25x55, on the south side of Varet street, 75 feet west of Graham avenue, for George Diedrich and Reitzenstein. The total cost will be about \$25,000.

**Out of Town.**

**Yonkers, N. Y.**—Van Dusen & Kirchoff have received the contract for building two Queen Anne houses for James S. Douglass on the corner of South Broadway and Ludlow street.

**Elberon, N. J.**—Washington Wilson is having plans drawn by D. & J. Jardine, of New York, for a large two-story and attic frame residence, 78x70, to be built on Lincoln avenue. It will contain all the modern improvements, including electrical apparatus, steam heat, &c.

**Contractors Notes.**

Proposals for construction of reception house for passengers, insane, sick, prisoners, etc., and also store-house foot of East Twenty-sixth street, city of New York, will be received at the office of the Department of Public Charities and Correction, No. 66 Third avenue, until 9:30 A. M., of Tuesday, January 5, 1886.

**Special Notices.**

Leonard J. Carpenter, the well-known real estate agent and broker, has just issued a circular announcing the removal of his old-time offices at Nos. 56 and 58 East Twenty-third street and 68 Wall to No. 41 Liberty street

on Jan. 1. The latter building, which has been erected by Mr. Carpenter for the purposes of his business, is situate near the Real Estate Exchange, and is opposite the Mutual Life Insurance Co.'s building. In his circular he says: "The increased facilities thus acquired in the real estate centre, I

trust, will be an added inducement for the continuation, if not an increase, of the patronage granted me during the past twenty-five years." Mr. Carpenter will, of course, continue his branch office at No. 1181 Third avenue, near Sixty-eighth street.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—There has been quite a little gain of tone on the market for Common Hards, notwithstanding the broken week, and an advance on price is shown. As noted in our last, the shipments from "Up-River" points have run down quite low, and, indeed, of late came from only a few makers, and this left the receivers dependent principally upon the "Bay" and the Jersey yards. From both these sections shipments were made so far as facilities would admit; but many boats have hauled off, and this, of course, made considerable difference. In the meantime, mild weather and an absence of storms have afforded opportunity for full steady out-door work, and, availing themselves of the advantage, consumers have kept matters on the jump and afforded a prompt outlet for about everything arriving. Indeed, there is in some sections of the city an unusual amount of work in progress for this season, including some upon which it was not contemplated making a commencement before spring, and the impression is that contractors take this method to forestall as much as possible any labor troubles that may arise at the commencement of the new season. We find in the reports upon values at the close some little irregularity, and it is difficult to decide exactly just how far to mark up rates, in order to be consistent upon a positively wholesale basis afloat; but, recognizing the views of all authoritative operators, we widen out the range somewhat and place "Up-Rivers" at \$6.25@6.75 per M; Haverstraws at \$6.50@6.75 and \$7.00, and Jerseys at \$5.00@6.00. In this connection it may be added, there seems to be a noticeable tendency among dealers to "assis," the firmness somewhat, as all gains now must be to the advantage of the supply they have in accumulation. Pales are selling very well and ruling about steady with \$3.25, an average top figure, though exceptionally 12½¢@25¢ more per M is made.

**LATH.**—Just a measure of doubt prevails on the general market owing to the absence of opportunity for giving the position a good fair trial, as desirable supplies have again been limited. In a general way, however, the evidences seem to be quite as promising as before, with receivers confident they could place a considerable quantity of stock without concession on cost, and actual sales made at \$2.30 per M for Spruce to arrive. There has been some Hemlock here, understood to have sold at \$1.50 per M.

**LIME.**—Demand has not appeared particularly active or anxious, but still proved equal to all arrivals, and the market was kept clear of first-hand stock without much difficulty. In the matter of price there has been a continuation of the uniform tone, and no alterations of figures is necessary.

**LUMBER.**—Not much business doing outside of what may be considered ordinary trade channels, and, of course, the holidays very naturally contributes somewhat to a cutting down of the movement. This condition of affairs is looked for and provided against as a natural result of the season, and, unless unusually protracted, will not prove a contributor to any extent in shaping the general tone of prices on any stock. Yard supplies are kept up to whatever standard of valuation owners may have previously placed upon them, and the showing is steady and confident, while in a wholesale way the advantage largely favors sellers; though, as a matter of course, trading is limited and uncertain, and likely to continue so, while the natural winter impediments to arrivals continue. Work in the woods is progressing freely and rapidly, but logs have not as yet commenced to move. The prospect of a Lumberman's Exchange is again on foot, and we understand a preliminary meeting of dealers will be called early next month. A proper effort in this line should receive encouragement; and we repeat now, as we have for many years past, that it only requires the genial co-operation of the Trade to perfect an organization worthy of the business represented, and superior in strength and importance to many of the alleged Exchanges now existing.

Eastern Spruce is dull, because the supply is small; but the evidences are that considerable room has been made for additional stocks during the past few weeks, and buyers would be ready to fill in were offerings available. Indeed there has been some trading between yards, where necessity compelled dealers to go to their more fortunate neighbors in search of a supply, and on such parcels, as well as cargoes, prices rule extremely firm. Quotations may be placed at \$14.00@16.00 per M for random, and \$16.00@17.50 for special as to size; and there is no evidence that purchases can be made lower.

White Pine retains a very good market for pretty much everything in the way of a first-class quality of stock, and reports as a rule, are cheerful. Demand is not of a liberal character, nor is it at all expansive at the moment; but wants quite as full a proportion as of other standard woods, and no objection is made to cost. Holders indeed have a seasonal advantage, and do not appear to feel alarmed about any new supplies coming in upon them to compete for the orders. The requirements of foreign shippers continue pretty full and they pay former rates readily, though just at the moment; the out-turn of stock is principally on old contracts. We quote at \$15.50@19.00 for West India shipping boards; \$25.00@29.00 for South American do.; \$12.00@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine continues to improve "prospectively," according to the reports of the ever sanguine portion of the trade; but the present market is certainly without gain, and we find nothing really new to suggest. Whatever call may be made appears to find prompt competitive response, and most buyers, who have had any experience at all, simply wait until sellers conclude the contest over the orders presented, and then step in and select the best terms. We quote as follows: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21.00; Green Flooring Boards, \$20@22; Dry do., \$22@26; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods have shown some irregular features; but on the whole, all really desirable offerings of standard quality stock were pretty sure to secure attention and command about former rates. Arrivals appear moderate, so far as any direct pressure upon the market can be taken as an indication, and this is an

additional support. Yard supplies are fair; but we learn that some of our prominent dealers have lately "been in the country picking up a little more stock." We quote at wholesale rates by car-load as follows: Walnut, \$65@110 per M; white ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32 do.; chestnut, \$28@31 do.; cherry, \$70@90 do.; whitewood, \$2@25 do.; elm, \$20@23 do.; hickory, \$42@55 do.

Shingles are under very good control, with owners confident, and the market sustained on all really first-class stock. Home orders amount to little; but there have been a few sales for export within the past fortnight. We quote Cypress at \$8.00@10.00 per M for 6x2 and \$10@11 do. for 6x20 regular assorted shipping; Cypress large \$16@18. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$18.23@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

**GENERAL LUMBER NOTES.**

**THE WEST.**

The Chicago Northwestern Lumberman says:

The actual lumber trade—the buying and selling of lumber—is just now a comparatively unimportant feature of the lumber business at large. Now is the time of minimum distribution from yards to consumers, and next to no movement at all from mills to wholesale markets. Lumbermen are now mainly engaged in reviewing the year's business, and forecasting, as best they can, the time to come. Looking at the past, it can be said that the business of the year has made something of a gain for the better over 1884, but not enough to exult over. The downward tendency of prices has been arrested. There has this year prevailed more equality between buying and selling prices than in 1884, and consequently there has been less loss everywhere and some profit in the larger share of trading. There has been a degree of check to overproduction and crowding on the market from the mills, but not as much as there should have been. The experience of 1883-4 was not burned into the producers sufficiently deep but that they seem bent on repeating the folly this winter by putting in all the logs they can possibly crowd to streams and railways.

There is about 50,000,000 feet more lumber in the yards of this city, South Chicago, and other near-by suburbs than there was last year at a like time; but there is less at Muskegon and other mill points on the east shore of Lake Michigan, from whence this market receives the larger portion of its supplies. Every indication points to the probability that this city has this year sold 100,000,000 feet less pine lumber than it did in 1884, though it is likely that the hardwood trade has increased. If it had not been for the local building requirement, the dealers of Chicago would have been a chop-fallen crowd at present. The trade they once despised as a peddling sort of a business they now appreciate, either for its direct or indirect influence on their own yard stocks; for whatever lumber is sold out of one, two or half a dozen, yards on local account reduces by so much the aggregate supply in this market.

In the line of dimension there is a continuance of inquiry for long joists, while a shortage of 2x4 and 20-foot sizes is announced. The last-named lumber is held at \$12.50 to \$14 a thousand; one large concern, at least, insisting on the latter figure, and actually making sales for that price. The same sort of lumber was freely offered in the fall by one concern at \$10 a thousand. It is quoted in the trade list at \$13.50. The strength of value manifested in this particular is encouraging. There is also much call for 4x4 and some sorts of small timbers at prices in advance of last fall's figures.

There is no equivocation in anybody's statement about 12-inch common and cull boards. Ten, 12 and 20-foot lengths are especially wanted, and for the same reason that the same lengths of 2x4 are in so much request. They take an upright position in stables, sheds, small barns, and cottages in the country. They are the prairie farmer's best hold for building material.

There is considerable lumber moving to eastern points, in spite of the high winter freight rates now prevailing. Some yards engaged largely in supplying the eastern demand are shipping large amounts of lumber to their customers on the seaboard, in Pennsylvania, Maryland, and the Virginia.

As sales and shipments of hardwoods are light, receipts are also light; though some handlers are taking advantage of this off season to get in stocks of standard woods. Oak is probably the most talked of at present. Several yards have put in from 25,000 to 100,000 feet within a few weeks, or are receiving considerable amounts on contract. Red oak is largely represented in these receipts, it being the feeling that its popularity for building purposes will continue, at least, through another year. Basswood continues to arrive by rail, and as navigation has closed we put up the price of log run stock \$1.

Walnut of desirable grades continues to be scarce, and prices are firm. While a grade which may be called firsts and seconds is sometimes bought for less than \$65, it is a mongrel; and inch firsts and seconds that are strictly up to grade, can seldom be purchased to be delivered on cars here at less than \$68. We give, however, a range of from \$65 to \$70, as covering the bulk of transactions. Thick lumber and extra good grades bring indefinitely higher prices than that.

**FROM THE LOGGERS.**—The logging season starts in late, but under favorable conditions. On all the streams there is snow enough for fair work. The bottom in every district is not all that operators could ask for, but in most cases it is tolerably hard. It must be remembered that there has been but one cold snap thus far; and a few severely cold days, that we are liable to get on short notice at this time of year, would harden the roads that are already in use, and permit others to be made through swampy grounds not yet frozen. There is no lack of men anywhere, and the correspondence below shows how wages are as compared with last season. Indications are to the effect that on the whole the loggers started in for a big cut, and the nature of the winter will determine whether they will receive it.

**LUMBERMAN AND MANUFACTURER, }  
MINNEAPOLIS, MINN. }**

There is but little traffic in lumber at this season of the year as a rule, but the volume of trade is fully up to

the average and to expectations. There is a general taking account of stocks going on, and the developments thus far make it sure that there has been a large over-estimate of stocks on hand made at nearly every point. It is also becoming apparent that whatever surplus of lumber may be found will not take care of the demand for the months of idleness of the mills in next April, May and June, during which they run last spring. In other words, we are to reach July 1st, with less lumber on the sticks than in 1885. The great problem rests in the log cut of the present winter. There is a wide difference of opinion as to what will be the result of the efforts to slaughter timber. There is no old logs left over worth mentioning, but there is more lumber on the sticks. But counting logs and lumber both years we are far short of having in hand as much as we did last winter. Whether this can be made up depends on the weather, snow, etc., from now until April. Brigades of men are still moving into the woods, and no opportunity will be lost to get out logs on any stream of the Northwest. There is nearly a dollar advance in the price of good stumpage in the Northwest during the last year, but it is questionable now whether the men who cut it this winter will ever see the dollar out of either logs or lumber. Still they had nothing else to do this winter, and can probably get out with what their timber cost them. (Which, by the way, is more than they deserve.) There is a great call for special bill stuff, which is being furnished at rates which would justify the appointment of guardians for each of the score of mill men who can furnish the stuff during this winter.

**CANADA.**

An exchange says:

Miramachi shipments of lumber abroad for the year ended 1st December, 1885, verify the predictions of last year in showing a decided falling off. The shipments for the five years before, averaged 131,400,000 s. f. per year. They were as follows: 1880, 155 million superficial feet; 1881, 1.8 ditto; and for three following years, 117, 149, 108 millions respectively, while they were this year only 87 million feet. The timber shipments of this season have been rather larger than those of last year; the totals being, 1884, 3,974 tons, and in 1885, 4,944 tons. Palings to the number of 3-207,444; 71,900 broom handles, 720 shovel shafts and 12 bundles of shingles were shipped. According to the *Advance*, the deals, ends, scantling and boards went to the following countries:

Great Britain	47,239,692 sup. feet.
Ireland	24,984,538 " "
France	10,223,213 " "
Australia	1,534,672 " "
Africa	2,262,198 " "
Italy	1,005,715 " "
Total	87,255,028 " "

**SOUTH AMERICA.**

We have advices from Rio Janeiro, to Nov. 24th, reporting:

Pitch Pine—We have had no receipts and the market is nominal. The last quotation was about 43\$500 per dozen.

White Pine—The arrivals are 13,040 feet per *Julia Rollins* from Baltimore. The market is still flat, and nominal quotations unchanged at 105-110 reis per foot.

Spruce Pine—No arrivals and nothing to report.  
Swedish Pine—The only arrival has been about 520 doz. per *Freyja* from Westerwick via Pernambuco, which is reported sold at about 40\$000 for red deals. The market is supplied.

**ENGLAND.**

The *Timber Trades' Journal* says:

**LONDON.**  
American Black Walnut.—At low prices sales continue to be effected; but price is still the great desideratum with purchasers, quality and size having to take a second place now as a general rule. Very little stock has been arriving lately, and, of course, the supplies for Quebec shipments being over, should the supplies from the States remain upon the present moderate scale, any change in prices is almost certain to be an upward one.

**GLASGOW.**  
A public sale of deals took place here on 9th inst. The catalogue comprised large parcels of Michigan and Quebec pine deals, Dalhousie pine and spruce deals, California redwood, also birch and whitewood logs, &c. There was a numerous company, but very little disposition to bid was shown; and of the large variety of goods offered only a small portion was sold. Some transactions, however, were made privately at the close of the public sale. The trade, it is likely, will be better prepared for purchasing at the opening of the year.

Recent deliveries of deals and planks from Yorkhill Yards, Glasgow, show a falling off compared with last year, the figures being: October and November, 1885, 163,271 pieces, and October and November, 1884, 194,447 pieces.

Cargoes from Canada have now all arrived here for the season, the import list for the past week comprising the closing arrivals from Quebec, viz., those per *Magnificent* and *Choice*. Other imports at Greenock for the week have been a cargo of teak and one of pitch pine. The Glasgow arrivals consist chiefly of birch timber and spruce deals. Considering the stock on hand, the import of birch is in excess of the market's requirements.

**METALS—COPPER.**—Ingot during the period since our last regular report has secured a much better market, and a gain on value. The principal movement was in the contracts closed for next year's product, commencing with 1,000,000 lbs.; Lake, by outside companies, at 11c.; and later, 12,000,000 lbs., by the leading combination, at 11½¢. The market for spot stocks has not been stimulated into any decided animation, but is naturally stronger and the offering made with great care; holders now quite generally insisting upon 11½¢ for Lake, and thence down to 10½¢ as a top for other brands. Manufactured Copper has secured only about the average trade sales, but buyers constantly show a greater degree of interest, and holders are stiffening in their views in response to the additional cost of material. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot 17c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 18c. per lb.; do. do., 10 and 12 oz. per sq. foot, 20c. per lb.;



do. do., lighter than 10 oz. per sq. foot, 22c. per lb.; circles less than 84 inches in diameter, 20c. per lb.; 84 inches in diameter and over, 23c. per lb.; segment and pattern sheets, 20c. per lb.; locomotive fire-box sheets, 19c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 16c. per lb.; and Bolt Copper, 18c. per lb. IRON—Scotch Pig continues to be held with much firmness, and the importation is so well adjusted to the outlet as to prevent an accumulation of surplus stock. The demand, however, is not very full, and buyers, as a rule, adhere to cautious measures in all movements. We quote at \$18.50@21.00 per ton, according to brand, quantity, etc. American Pig has not been unusually active, but ordinary channels have required quite as much stock as for some time past; and there is said to be a great many orders simply awaiting the fixing of rates on the principal brands for the first quarter of the incoming year. For the present about old grades are current, but same "outside" makers are endeavoring to force an advance. We quote \$18.00@19.00 per ton for No. 1 X foundry, \$16.00@17.00 for No. 2 X do. do., and \$15.00@16.00 for Gray Forge. Old material has been rather on the upward turn, and the demand appeared to exceed the supply in pretty much all cases with an intimation that secret bids have been made in excess of any price as yet openly shown. We quote at \$20.00@21.00 for old tie rails, \$19.50@20 for No. 1 wrought scrap; \$16@16.50 for old car wheels. Steel rails have retained a strong market, and sold very well with no evidence whatever that manufacturers have shaded a fraction on former cost. There was, however, an apparent disinclination to push the cost any higher for the time being, owing in part to the increase of productive capacity. We quote at \$35 per ton for heavy sections at the works. Manufactured Iron shows an inclination to sympathize with the general hardening in tone, but is not securing much additional demand as yet. We quote: Common Merchant Bar, ordinary sizes, at 1.60@1.90c. from store and refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5/4@6c., and domestic sheet on the basis of 2.70@3.00 for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig was available in only small quantity on spot, and while not anxiously sought after had a firm tone. For future delivery, however, there was a fuller offering and a disposition to allow easier rates. We quote at \$4.65@4.75 as to quantity. The manufacturers of lead are steady and quoted: Bar, 4 1/2 @4 3/4c.; pipe, 5 1/2c.; sheet, 6 1/4c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. TIN—Pig has been more or less unsettled, and at times a little nominal, but with a general inclination favorable to buyers under the pretty full stock and absence of indications of any important demand. The foreign situation also appears to lack strength. We quote at Straits, 20 1/4@20 3/4c.; English L & F at 21@21 1/4c.; Banca, 21 1/2@21 3/4c.; and Billiton about 21@21 1/4c. on the spot. Tin Plates have found a slow and somewhat unsatisfactory market. Holders made some effort at steadiness, but could hardly place a supply except under shaded line of cost. We quote: I. C. Charcoal, third-class assortment, \$4.90@5.00 for Allaway grade, and \$5.40@5.45 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke \$4.50@4.55 for B. V. grade; \$4.60@4.65 for J. B. grade; Charcoal terne, \$1.30@1.40 for Allaway and Dean grades 14x20; \$8.55@9.00 for do, 20x28; Coke terne, nominal for Glais grade 14x20, and nominal for do, 20x28—all in round lots. Spelter meeting with about an average demand for small lots, and the market steady. We quote at \$4.40@4.60 for Western, according to brand. Sheet Zinc moderately active, but, as a rule, steadily held at 6@7c., according to brand, quality, etc.

PITCH AND TAR—About an ordinary jobbing distribution, but nothing of an unusual character shown on the general market, and prices unchanged. We quote pitch at \$1.60@1.85 per bbl.; Tar \$1.85@2.05, according to quantity, quality and delivery.

PAINTS, OILS, ETC.—Only a light, and somewhat uncertain demand could be noted, with not much of a market for any description of stock. Holders, however, said it was "all right;" they expected a light trade about this time, and while matters are possibly a trifle nominal, there is no indication of a weakening on any leading grade. Accumulations are fair, but too well under control to become weighty. Linseed Oil meeting with light demand at a cost of about 43@44 for Western, and 44@45 for City. Spirits Turpentine not very active, but under good control and steady at 37 1/2@38 1/2c per gallon, according to quantity, etc.

NAILS—Very little doing in the way of fresh trading, and about the entire call confined to the jobbing distribution. The offering seems to meet the outlet readily; and while there is, possibly, no serious loss of tone, the market, as a whole, rather tends downward at the moment. There is said to be considerable quiet pressure from supplies taken some little time ago on speculation. We quote at \$2.50@2.60 per keg for 10d. to 6d., according to quantity.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending December 24:

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

RICHARD V. HARNETT & CO.	
23d st, Nos. 216-226 W., s s, "The Chelsea" apartment on second floor. M. S. Stymus.	\$4,350
25th st, No. 51, n s, 17 1/2 w 4th av, 16.8x98.9, five-story brick dwell'g. H. S. Warner.	26,800
104th st, s s, 230 w 4th av, as widened, 25x100.11, four-story stone front dwell'g. Henry Schreiber. (Amt due \$14,977.)	15,950
113th st, No. 311, n s, 140 e 2d av, 20x100.11, four-story brick flat. T. Egan.	8,500
*115th st, No. 154, s s, 489.4 e 4th av, 15.7x100.5, three-story stone front dwell'g. The Equitable Life Assur. Soc. (Amt due \$8,000.)	8,000
132d st, n s, 100 e 8th av, 16.8x99.11, three-story stone front dwell'g. Chas. Schultz. (Amt due \$9,916.)	11,025
Plot abt 6 acres, at Eagle Rock, Orange, N. J., with four cottages. C. H. Thompson.	13,300

WILLIAM KENNELLY.

\*20th st, Nos. 527 and 529, n s, 150 w of 10th av, 50x91.11, two four-story brick tenem'ts. Arthur M. Dodge et al. (All interest which

Wm. Sutphen had on July 21, 1884. (Amt due \$3,041.)	18,500
J. T. BOYD.	
*10th av, Nos. 179 and 181, w s, 21 s 21st-st, 42x75, two four-story brick stores and tenements. Dennis W. Moran. (Leasehold.) (Amt due \$3,965)	17,890
J. T. STEARNS.	
*Pearl st, No. 38, s s, near Moore st, 24.9x61.6. Caroline E. Ayres. 1-9 part. (Amt due \$3,303)	2,000
W. R. BROWN.	
St. Nicholas av, No. 115, s e cor 127th st, 18.11x77x18.8x74.2, four-story brick dwell'g. William H. Moore. (Amt due \$13,015)	13,675
JOHN F. B. SMYTH.	
16th st, No. 427, n s, 219 w Av A, 25x92, four-story front and three-story rear brick tenem'ts. Thos. Larken.	11,250
33d st, No. 544, s s, bet 10th and 11th avs, 25x98.9, five-story brick tenem't. T. Craver.	15,250
33d st, Nos. 546 and 548, adj. 50x98.9, two five-story brick tenem'ts. J. Spencer.	30,500
58th st, No. 406, s s, 106.5 e 1st av, 15.10x100.5, three-story brown stone dwell'g. J. C. Betzman.	10,000
58th st, Nos. 408 412, adj. 59.2x100.5, three four-story brown stone flats. Same.	35,250
63d st, Nos. 415-419, n s, bet Av A and 1st av, 76.6x100.5, three five-story brick tenem'ts. D. P. McElroy.	46,500
70th st, No. 302, s s, abt 75 e 2d av, 25x102.2, four-story brown stone flat. J. Judge.	21,250
79th st, No. 304, 27x102.2, four-story brown stone flat. T. Kennelly.	23,250
117th st, n s, 265 e 4th av, 75x100.11, vacant. G. Fanning.	13,625
2d av, No. 693, w s, 60 1/2 n 37th st, 16.8x80, four-story brick dwell'g. Max Frankenhaimer.	10,300
PETER F. MEYER.	
13th st, No. 211, n s, 175 w 7th av, 25x103.3, three-story front and four-story rear brick buildings. Patrick McCann.	18,186
E. F. RAYMOND.	
Denman pl, s e cor Concord av, 33x118.1. B. Ritterband. (Amt due \$1,300)	2,075
LOUIS MESIER.	
*61st, No. 541, n s, 200 e 11th av, 25x100.5, five-story stone front flat. John H. Bradford and ano., trustees.	16,000
J. L. WELLS.	
58th st, No. 230, s s, 350 e 3d av, 20x100.5, three-story brick dwell'g. T. McGuire. (Amt due \$8,876)	13,800
Total	\$391,826
Corresponding week 1884	\$226,950

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. Taylor & Fox, T. A. Kerrigan, and Cole & Murphy have made the following sales for the week ending December 24:

Boerum st, s s, 150 w Lorimer st, 25x100. Robert Young.	\$6,000
*Douglass st, n s, 91.2 e Court st, 16x100x12x irreg. Russell A. Irish.	5,000
Prospect pl, n s, 214.10 e Troy av, 40.6x155.7. C. J. King.	166
*St. Marks av, Nos. 173-181, n s, 364.6 e Carlton av, 100x131. Geo. W. Kidd. (Morts., &c., \$30,991)	35,991
*6th av, e s, 110 s 12th st, 15x97.10. Isaac T. Swezey. (Morts. \$2,791)	3,716
*Parts of sections 14 and 15 map of land of United Freemen's Association, Greenfield, excepting portion taken for Ocean Parkway opening. George Zipp.	300
Total	\$51,713
Corresponding week 1884	\$25,900

CONVEYANCES.

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

1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

DECEMBER 18, 19, 21, 22, 23.

Bond st, No. 24, n s, 433.8 e Broadway, 25.9x200.2, to No. 27 Great Jones st, three-story stone front building on Bond st and five-story brick and stone building on Great Jones st. The Germania Life Insurance Co., New York, to Philip Gomprecht. Dec. 22. \$100,000	
Broad st, w s, indefinite, 24.6x66. Katherine, wife of Philip Tabb, Oakland Mills, Md., to John A. Morris, Westchester. 1/2 part. C. a. G. Dec. 5.	nom
Bloomingdale road, e s, 103.4 n 130th st, runs east 100 x north to centre Byrd st, now closed, x northwest 117.8 to east side Bloomingdale road, x south 69, vacant Sarah Myers to Edward A. Davis, Brooklyn. Mort. \$3,500. Dec. 17.	7,000
Bayard st, No. 92, n e cor Mulberry st, 25x100, four-story frame (brick front) building on Bayard st and three four-story brick buildings and stores on Mulberry st. Eliza A. and Delia S. Paff, Peoria, Ill., to Robert S. Anderson. Dec. 1.	9,500
Burling slip, No. 29, n e s, 75 e Front st, runs northeast 84.6 x southeast 10.3 x southwest 19 x southeast 10.9 x southwest 65 to Burling slip, x northwest 20.1, five-story brick warehouse. James A. Hayden and Harriet his wife to William L. Andrews. Mort. \$13,000. Dec. 18.	25,000

Baxter st, No. 147, e s, 147.1 s Grand st, 25.8x100, five-story brick building. Minna C. wife of Sidney De Kay to Wray S. Littlefield, Brooklyn. Mort. \$25,000. Dec. 22.	exch
Chatham st, Nos. 121 and 123 and No. 464 Pearl st, being Chatham st, e cor Pearl st, 75x28x78x28.	
Pearl st, No. 462, n e s, 20.1x85.6x20.4x85.6. Robert M. Jarvis, Jersey City, to Mary L. Treadwell, widow. All title. Dec. 5, all liens.	2,000
Chatham st, No. 192, w s, 94.9 n Mott st, 24.1x132.6x27x134.9, four-story brick building and store. Foreclos. James F. Pierce, ref., to Henry H. Lloyd. Aug. 31, '85.	40,000
Cherry st, No. 416, n s, 20x 1/2 block, three-story brick building and stores. Artlissa V. wife of Miles Gearon, Brooklyn, to James F. Swanton. 1/2 part. Dec. 17.	\$350
Chestnut st, No. 28, s e cor Madison st, 25x42.6, five-story brick building and store. Rebecca, Emeline and Amanda Wells and Hannah W. Stringer to Mary Fontenelle. 1/2 part. December 21.	5,500
Courtlandt st, No. 49, s s, 21.4x70.6x18.5x70.3, five-story stone front building and store. Sarah Hines et al., exrs. and trustees J. C. Hines, Sarah Hines, widow, and Elmira B. and Josephine I. Hines, both, Morristown, N. J., children and heirs J. C. Hines, dec'd, to George L. Kingsland. Dec. 17.	30,300
East Broadway, No. 254, n s, 46 w Montgomery st, 23x57.1x23x56.9. Henry A. Smith, Westchester, to Owen McGinnis. Q. C. Oct. 13.	nom
Front st, No. 85, s s, 23.9x101.11x23.9x101.6. Front st, No. 87, s s, 24.10x101.6.	
Front st, No. 96, n e cor Gouverneur's lane, 23.4x76.11x23.4x76.10.	
Pearl st, No. 112, s s, runs east along Pearl st, 23.3 x south 70.3 x west 23 x north 32.3 x west 1.3 x north 38.6 to Pearl st point of beginning. Four four-story brick warehouses. 1/2 part of each. William H. Caswell to Henrietta H., wife of Charles S. Smith. Dec. 19.	55,000
Same property. Release mort. 1/2 part. Charles S. Smith, trustee, to William H. Caswell. Dec. 18.	55,000
Forsyth st, No. 37, w s, 74.4 n Canal st, 18.1x100x18x100, five-story brick tenem't and store. Harris Arouson and Harris Beaver to Anna Rogge. Mort. \$12,000. Dec. 21.	19,000
Fulton st, No. 147, begins Fulton st, n s, 146 w Ann st, No. 22, Nassau st, runs north 130 to Ann st, x west 24.11 x south 131.5 to Fulton st, x east 23 to beginning, five-story brick building with stores. Benjamin M. Stillwell to John G. Wendel. Q. C. Nov. 18.	nom
Same property. Edgar Swain, Jersey City, to same. Q. C. Dec. 18.	nom
Grand st, n w cor Willet st, 50x100.	
Bayard st, Nos. 86 and 88, n s, 50 e Mulberry st, 50x100.	
Claiborne O. Woodhouse to Henry Ferris, Westchester. 1-54 part. Dec. 21.	nom
Hudson st, No. 317, n w cor 12th st, runs north 37 x west 20 x north 3 x west 8.9 x south 43.2 to 12th st, x east 24.6, three-story brick building and stores. Henry G. Hunt to Maria G. Robins. Morts., taxes, &c. Sept. 23, 1884.	18,100
Hudson st, No. 71, w s, abt 60.7 n Jay st, 25x91.1 to Staple st, x25x90.4, five-story marble front building. William T. and Carlton C. Coleman and Frank S. Johnson, all San Francisco, and Richard Delafield, New York, composing firm of William T. Coleman & Co., to Frederic de P. Foster. B. & S. Dec. 11.	60,000
Harrison st, No. 3, s s, 21x59, three-story frame (brick front) building and one-story frame rear building.	
Hudson st, No. 77, w s, bet Jay and Harrison sts, 19.8x50.8x19.7x50.8, four-story brick building and store. James Dunn to S. Charles Welsh. Dec. 16.	val. consid
Houston st, Nos. 313 and 315, s s, 20 w Attorney st, 40x54, two four-story brick tenem'ts and stores.	
Houston st, Nos. 257 and 259, s s, 50 w Suffolk st, 28x80, four-story brick tenem't and store. Partition. George P. Nelson, ref., to Leopold Moses, Bernard and Ephraim Toch. Re-recorded. April 19, 1869.	\$40,850
Houston st, Nos. 313 and 315, s s, 20 w Attorney st, 40x54. Bernard Toch, individ. and as sole surviving trustee, to Henry Gentzlinger and Philipp Herrlich; also contains release of dower by Mary Toch, widow. Dec. 15, 18,000	
Hester st, No. 114, s s, 25x50, three-story frame and brick building. Carrie Schmid, formerly Scheffmeyer, one of the heirs of George Scheffmeyer, to Louis Tannenholz. Q. C. All title. Sept. 29.	nom
Kingsbridge road, s e cor 144th st, runs east 96 to old road, now closed, x southwest along old road 108 to Kingsbridge road, x north 89. Henry M. Bradhurst to Joseph H. Godwin and Patrick J. O'Brien. Correction deed. Nov. 6.	nom
Laight st, n s, 62.3 w Varick st, 25x175 to Vestry st, x east 18.6 x south 24.6 x east 6.6 x south 150.6. Lewis Ettlinger to Abraham Ettlinger. Dec. 19.	nom
Same property. Abraham Ettlinger to Netty wife of Lewis Ettlinger. Dec. 19.	nom
Murray st, No. 61, n e cor College pl, 25x87.6. Marguerite wife of T. Mayo Blackwell, formerly Marguerite Chabert, to Samson Lachman. B. & S. Dec. 22.	nom

Same property. Samson Lachman to T. Mayo Blackwell. B. & S. Dec. 22. nom

Murray st, No. 61, n e cor College pl 25x87.6. Josephine M. wife of Herman Sielcken to William Clark, Newark, N. J. Q. C. All title. Dec. 11. nom

Murray st, No. 61, n e cor College pl, 25x 87.6, four-story brick building and store. Eugene F. Chabert to William Clark, Newark, N. J. All title. Q. C. Dec. 14. nom

Same property. William Clark, Newark, to T. Mayo Blackwell. Nov. 19. 42,500

Montgomery st, No. 23, es. 61.6 s Henry st, 19.7x 75. Henry A. Smith, Westchester, to John M. Meehan. Q. C. Oct. 13. nom

Mott st, e s, 175 n Hester st, 25x94. Joseph Rosenthal to Samuel Rosenzweig, Bloomington, Ill. 1/2 part. Nov. 22. nom

Mullberry st, No. 46, es, 25x85, three-story frame building and store and three-story brick rear building. John Focarile to Catharine Focarile. 1/2 part. Sub. to mort. \$5,000. 3,500

Mott st, e s, 127.9 s Spring st, 50x94; No. 196, five-story brick tenem't and store, five-story rear brick building; No. 198, three-story frame (brick front) building and store and five-story rear brick building. John Focarile to Catharine Focarile. All liens. May 6. 34,000

Pearl st, No. 166. }

Pine st, No. 79. }

Five-story brick building. Contract. Emilie and Oscar E. A. Wiessner to George E. Sterry. Dec. 19. 60,000

Pearl st, s w cor Frankfort st, 17.2x75.7x43.5x 81.3, vacant. Trustees New York and Brooklyn Bridge to Ambrose K. Ely. Dec. 1. 16,651

Staple st, No. 6, w s, 73.5 s Harrison st, 27x50.8 x26.7x50.3, six-story brick building. Harrison st, No. 7, s w cor Staple st, 28x73, six-story brick building and store. Sub. to right of way through alley across rear. 1/2 part of each. Joseph J. O'Donohue to Dennis Stroub. B. & S. Dec. 18. 16,912

South st, n s, 184.8 e Clinton st, 46.2x— to low water mark, with bulkheads, piers, &c., vacant. Clarence R. Conger, exr. Mary R. McC. Conger, Clarkstown, to Catharine A. Hedges. Dec. 21. 7,018

Same property. Clarence R. Conger, individ. and as trustee, to same. All title which A. B. Conger has had since Mar. 25, 1876. Dec. 21. 2,982

West st, No. 224, s e cor North Moore st, 21.9x 57.3x21.8x56.10, three-story brick dwell'g. Andrew J. Smith, exr. and trustee A. M. C. Smith, to The New York National Exchange Bank. Dec. 21. nom

Same property. Annie U. Smith, widow, to same. Q. C. Dec. 21. nom

Watts st, Nos. 17-21, s s, 100 e Varick st, runs south 95.4 x east 14.4 to end of an alley, x north 13 x east 51.3 x north 82 to Watts st, x west 65.6 with right of way through alley, three three-story frame (brick front) buildings and two-story frame rear building on No. 19. William I. Chase, Bridgehamptonville, L. I., to Elizabeth M. wife of Alfred Roe. 1/2 part. B. & S. Mort. \$16,000. Nov. 19. 12,000

3d st, No. 80, s s, 200 w 1st av, 25x100.8x 25x100.7, three-story front and three-story rear brick buildings. Francis A. Livingston, of Garrisons, N. Y., to Peter Holfelder. Mort. \$8,000. Dec. 17. 15,000

4th st, No. 348, s s, 156.3 w Av D., 18.9x100, two-story brick building. Q. C. of all title under tax lease. Sarah E. Nash, Portchester, N. Y., to Theodore and Edwin R. Nash, trustees under will of I. Nash, dec'd. Dec. 21. 357

Same property. Theodore and E. R. Nash, trustees under will of I. Nash, dec'd, to George B. Hickok. Dec. 22. 6,500

8th st, No. 336, s s, 133 w Av C, 21.9x97.6, four-story brick tenem't and one-story brick rear building. Ignatz Pollak to Anna Duch. Morts. \$6,500. Dec. 17. 12,300

11th st, No. 626, s s, 333 w Av C, 25x94.9, five-story brick tenem't. Francis J. Reinhardt to Susanna Burghardt. Morts. \$18,000. Dec. 23. 28,500

17th st, Nos. 322-376, s s, 250 w 8th av, 75x127.5 x75.4x120.5, three five-story brick flats. Zipporah Soria, Jersey City, to Abraham Jacobs and Isaac Bernstein. Mort. \$75,000. December 22. 90,000

18th st, No. 108, s s, 175.2 e 4th av, 24.10x92, three-story stone front dwell'g. Foreclos. Eden Sprout, ref., to John H. Platt. December 22. 22,300

23d st, No. 256, s s, 175 e 8th av, 25x98.9, three-story brick dwell'g. Ernestine Cohn to Moritz Cohn. Mar. 30, 1882. nom

24th st, No. 22, s s, 100 w 4th av, 20x98.9, three-story brick dwell'g. Elizabeth R. Cogswell, widow, to John D. R. Cogswell. Sept. 28. 23,000

25th st, No. 56, s s, 88.4 w 4th av, 18.4x98.9, four-story stone front dwell'g. Jefferson M. and L. Napoleon Levy to Albert D. Newlin. Sub. to mort. Dec. 22. 22,500

25th st, No. 41, n s, 250 e 6th av, 25x98.9, four-story stone front dwell'g. William B. Baldwin and G. W. Carleton, exrs. M. G. Baldwin, to Elizabeth H. Carleton. Oct. 1. 42,000

Same property. William B. Baldwin, Sandy Hill, N. Y., an heir and legatee M. G. Baldwin, dec'd, to Elizabeth H. Carleton. Q. C. Oct. 1. nom

27th st, n s, abt 312.6 w 9th av, 18.6x88.9, with right of way through 9 foot alley. James W. Ranney and ano., exrs. Sarah A. Cooper, to Edward Cooper. Oct. 10, 1872. nom

27th st, n s, 312.6 w 9th av, 18.6x88.9, with right

of way to alley adjoining. Edward Cooper to Caleb D. Gildersleeve. Nov. 28. 3,500

29th st, No. 137, n s, 150 e Lexington av, 25x 98.9, four-story brick dwell'g. Jane Brady to James Brady. B. & S. Nov. 25. val. consid

31st st, No. 226, s s, 253.10 w 7th av, 21.4x98.9, three-story brick dwell'g. Eugene Dikovich, Paterson, N. J., and Joseph Dikovich and Joseph R. Wigger, as exr. F. Dikovich, to Teresa Dikovich, widow. Mort. \$8,500. Dec. 19. 12,500

34th st, No. 158 E., s s, 132.10 w 3d av, 23x98.9, three-story stone front dwell'g. William Austin to Julia Bradford, widow. C. a. G. Mort. \$10,000. Dec. 14. 20,000

34th st, No. 210, s s, 130 e 3d av, 25x90.2, five-story brick flat. Henry Schwicardi to Charles Rosenbaum. Morts. \$11,000. Dec. 23. 29,000

35th st, No. 53, n s, 246.5 e 6th av, 21.5x98.9, four-story (stone front) dwell'g. Emily A. wife of Joseph I. West, to William G. Read. Mort. \$18,000. Dec. 17. 31,000

35th st, No. 214, s s, 112.6 w 7th av, 18.9x98.9, three-story frame dwell'g and two-story rear brick dwell'g. Solomon Salomon to The First German Church of the Evangelical Assoc. Mort. \$3,000. Dec. 21. 8,000

35th st, No. 216, s s, 131.3 w 7th av, 18.9x98.9, three-story frame dwell'g. William Watson, New Lots, L. I., to same. Mort. \$3,000. December 21. 11,000

36th st, No. 433, n s, 450 w 9th av, 25x98.9, two-story front and three-story rear frame buildings. Leander Hunter to Daniel D. Lawson. Mort. \$2,500. Dec. 19. 8,457

40th st, No. 424, s s, 275 w 9th av, 25x98.9, five-story brick flat. Frederick Willenbrock to Stephen H. Mapes. Morts. \$10,000 and int. See 52d st. Dec. 17. exch

40th st, s s, 157.3 w 7th av, 14.3x98.9. Peter U. Morgan, New York, Abijah G. and James L. Morgan, Brooklyn, Abigail J. Callender, widow, Painesville, Ohio, Isaiah Washburn, Tarrytown, N. Y., Thompson Pinckney, Tarrytown, N. Y., Aaron M. Dederer, New Rochelle, Clara Ackerman, Jersey City, Alexander F. Reid, Charles J. Morgan and James F. Hobart, New York, William T. Morgan, Chicago, Ill., William Quimby and Abijah Morgan, Brooklyn, and Hester Morgan, an infant, heirs at law of Abijah Morgan, to William and James Alexander, of Lake, Washington Co., N. Y. Release and Q. C. May, 1883. nom

51st st, No. 309, n s, 141.8 w 8th av, 20.10x100.5, three-story stone front dwell'g. Andrew Alexander to Marion E. Lyle, Haverstraw, N. Y. June 30. 20,000

52d st, No. 416, s s, 175 w 9th av, 24x100.5; also, all title in strip adj on west 1x100.5, five-story brick flat. Stephen H. Mapes to Frederick Willenbrock. See 40th st. Mort. \$15,000. Dec. 18. exch

52d st, n s, 350.6 w 6th av, 24.6x100.5, two-story brick private stable. Robert McCafferty to John B. Dutcher, Pawling, N. Y. Mort. \$18,000. Dec. 17. 30,000

52d st, s s, part of or adjoining No. 48 W. 52d st, runs south to centre line of block x east to land of grantee x north to 52d st thence west to beginning. Jacob B. Tallman to Gertrude I., wife of Melville Brown. Q. C. Dec. 18. nom

53d st, No. 150, s s, 191.8 e 7th av, 16.8x100.5, four-story stone front dwell'g. John W. Stevens, to Patience M. Gardner. Nov. 29. nom

56th st, No. 443, n s, 200 e 10th av, 25x100.5, five-story brick flat. William Sperb to J. Edgar Leaycraft. Dec. 18. 21,500

57th st, Nos. 450 and 452, s s, 100 e 10th av, 66.8 x100.5, two five-story stone front flats. William D. Manning to Jacob M. Newman. Morts. \$50,000. Dec. 12. 105,000

58th st, No. 230, s s, 375 e 8th av, 25x100.5, four-story brick dwell'g. William F., Henry L., Daniel D. and John C. Ryer, Pamrapo, N. J., to William Lovell. Dec. 17. 20,000

59th st, No. 412, s s, 181.5 e 1st av, 25x100.4, one-story frame shed. William P. Byrne, exr. H. Dowse, to George E. Todd. December 21. 5,500

59th st, n s, 200 e 11th av, 25x100.5. }

59th st, n s, 325 e 11th av, 50x100.5. }

The New York Life Ins. Co. to Jacob Oppenheimer. C. a. G. Dec. 23. 40,000

61st st, n s, 85 w 2d av, 19.6x100.5. Philipp Gomprecht to Henriette Popper. Mort. \$5,000. B. & S. Sept. 14. nom

62d st, No. 413, n s, 200 w 9th av, 25x100.5, five-story brick flat. Hugh Reilly to Phebe C. Hull. Mort. 18,000. Dec. 21. 32,500

62d st, No. 17, n s, 108.6 w Madison av, 20.6x 100.5, four-story stone front dwell'g. Harry L. Horton and Louisa wife of and Henry Thompson to Andrew Little. Mort. \$20,000. December 15. 48,000

63d st, Nos. 116 and 118, s s, 150 e 4th av, 50 x129.9x50.1x132.6, two four-story brick dwellings and two-story rear brick building. John T. Farley to Mary A. Farley. Mort. \$5,000 and int. Nov. 28. nom

63d st, No. 36, s s, 162 e Madison av, 20x100.5, four-story stone front dwell'g. Charles Loewenthal to George W. Vultee. Mort. \$20,000. C. a. G. Dec. 15. nom

Same property. George W. Vultee to Sophie wife of Charles Loewenthal. Mort. \$20,000. C. a. G. Dec. 15. nom

64th st, n s, 150 w 11th av, 25x100.5, vacant. John J. Toner to James P. Toner. Mort. \$3,000 and int. Dec. 12. vacat

64th st, s s, 375 w 9th av, 25x100.5, vacant. Andrew Anderson, St. Augustine, Fla., to George H. Brown. Nov. 10. 7,500

64th st, s s, 375 w 9th av, 25x100.5, vacant. George H. Brown to John C. Brown and John S. Schultze, Manchester, N. J., joint tenants. Dec. 2. nom

68th st, s s, 145 w 3d av, 25x100.5, vacant. The Mayor, Aldermen and Commonalty, city of New York, to Catherine Bradley. June 29, 1885. 14,800

69th st, n s, 125 w 11th av, 100x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to George F. Johnson. Dec. 21. 11,600

69th st, n s, 100 w 11th av, 25x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Emma wife of William Roeber. Dec. 21. 3,250

69th st, n s, 323 e 2d av, 27x100x5. Michael C. Power, Wappinger Falls, to Catharine J. McCadden. Dec. 23. 21,000

70th st, s s, 200 w 11th av, 50x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Patrick Fitzgerald. Dec. 21. 5,000

70th st, s s, 250 w 11th av, 50x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Edward Robinson. Dec. 21. 4,300

71st st, s s, 150 w Av A, 25x145.4, two-story frame building. Christopher Clark to Randolph Guggenheimer. Dec. 25. 8,000

Same property. Randolph Guggenheimer to Eduard Leissner. Dec. 23. 8,000

71st st, s s, 150 w 1st av, 50x100.4, vacant. Edmund H. Schermerhorn, exr. P. Schermerhorn, to Edward Oppenheimer and Isaac Metzger. Confirmatory deed. Dec. 18. nom

73d st, No. 14, s s, 207.6 e 5th av, 22.6x102.2, four-story brick dwell'g. William Foulke and ano., exrs. Catherine B. Fish, to Napoleon T. Allen. Mort. \$10,000. Dec. 18. 29,500

73d st, No. 404, s s, 44 w 9th av, 19x102.2, four-story brick dwell'g. John T. Farley to Hugo Rothschild. Mort. \$21,000. Dec. 21. 35,000

75th st. Party wall agreement. William E. D. Stokes with Charles I. Berg. Dec. 21. 18,250

78th st, s s, 425 e 10th av, 50x96.2x50x95.2, vacant. William G. Lathrop, Jr., to Bernard S. Levy. Mort. \$8,500. Dec. 12. 18,250

79th st, No. 237, n s, 450 e 3d av, runs east 25 x north 86.6 x northwest 31.5 x south 105.7 to beginning, four-story (stone front) flat. John Gilroy to Dennis Cunehan and Mary his wife. Morts. \$11,000. Dec. 23. 24,000

81st st, n s, 250 w 10th av, 25x102.2, vacant. Edmund F. Holbrook, Sarah F. R. wife of Frederick W. Foote, Theodore, Cornelia, Sara A., Kate W. and John W. Anthony and Elizabeth wife of Abraham G. Rensen to Elizabeth M. wife of Nathaniel P. Bailey. C. a. G. Mort. and int. \$3,905. Dec. 21. 6,500

83d st, No. 359, n s, 208 e 9th av, 17x102.2, three-story stone front dwell'g. Rosina W. wife of and George W. Da Cunha, Montclair, N. J., to Theodore Wehle. Mort. \$11,000. Dec. 18. 20,000

84th st, Nos. 228 and 230, s s, 305 e 3d av, 50.10x 102.2, two one-story frame buildings. Benjamin F. Carpenter to John and Jacob Spies. Dec. 18. 16,000

84th st, Nos. 142 and 144, s s, 36.8 e Lexington av, 51.1x102.2, two five-story brick flats. Thomas A. Martin, Astoria, L. I., to Simon Adler. Mort. \$32,000. Dec. 18. 56,825

84th st, No. 126, s s, 67.3 w Lexington av, 25.7x 102.2, five-story brick flat. John and Jacob Spies to Benjamin F. Carpenter. Dec. 18. 25,000

85th st, No. 27, n s, 300 e 5th av, 25x102.2, two-story brick building. 85th st, No. 25, n s, 275 e 5th av, 25x102.2, three-story frame building. Webster Wagner, Palatine Bridge, N. Y., to the New York & Harlem R. R. Mort. \$12,750. Nov. 12, 1881. 34,000

85th st, n s, 225 e 5th av, 50x102.2, vacant. William R. Grace to Clark R. Gavit. December 22. 35,000

85th st, s s, 200 e 5th av, 25x102.2, vacant. Josephine wife of and Charles E. Higham to Henry G. Leist. Mort. \$4,000. Dec. 23. 16,000

88th st, s s, 225 w 11th av, 100x100.8, vacant. Anna M. Howland to Cornelia S. Howland, both Morristown, N. J. C. a. G. Feb. 26, 1885. 20,000

96th st, s s, 100 e 3d av, 108.6x100.8. }

3d av, e s, 25.2 s 96th st, 50.4x100. }

Release dower. Caroline wife of Seligman Adler to Edward Sallinger. Dec. 19. 6,000

96th st, s s, 100 e 3d av, 108.6x100.8, vacant. Edward Sallinger to Michael Giblin. December 19. 20,000

98th st, n s, 225 w 2d av, 25x100.9, vacant. James H. Dey to John Martin. C. a. G. Oct. 26, 1878. val. consid.

103d st, s s, 370 w 9th av, 49.6x102.4x50x100.11, vacant. Edward Kearney to Raph S. Townsend. Dec. 16. 9,000

104th st, No. 166, s s, 275 w 3d av, 25x100.11, four-story (stone front) flat. Contract. Dorothea wife of Michael H. Jacobson, dec'd., and William Wolf, exr. of said M. H. Jacobson, to William Ellinger. Dec. 22. 15,000

109th st, No. 180, s s, 145 w 3d av, 18.9x100.11, four-story brick tenem't. Louis Stein to Elizabeth wife of Robert Scott. Dec. 21. 11,500

109th st, n s, 275 e Boulevard, 50x100.10, vacant. Foreclos. Solomon Hanford, ref., to Samuel E. Hawkins and Benjamin C. Thornal, exrs. J. H. Ryerson. May 17, 1880. 5,000

113th st, n s, 93 w Pleasant av, 25x100.10, vacant. Francis M. Gillelan to Isaac Cahn. Dec. 23. 1,900

113th st, n s, 118 w Pleasant av, 0.2x100.10. Rachel T. Kopper, Samuel and Isabelle R.

Gillilan heirs J. Gillilan, Philip W. Kopper, and Carrie A. wife of Samuel Gillilan, to Francis M. Gillelan. Q. C. Dec. 7. nom  
 113th st, n s, 118 w Pleasant av, strip, 0.2x100.10. All title. Isabelle R. Gillelan, by J. C. Freeman, special guard., to Francis M. Gillelan. Dec. 22. nom  
 115th st, No. 213, n s, 170 e 3d av, 18x100.11, three story stone front dwell'g. Contract. Emma M. Sessions to Jacob Stenglanz. December 1. 11,900  
 119th st. Party wall agreement. Oscar E. Perrine with Joseph Thompson. Dec. 12. 450  
 122d st, n s, 125 e 9th av, 150x100.11, vacant. John B. Hillyer to A. Alonzo Teets. Sub. to taxes and assessm'ts. Dec. 19. 24,000  
 122d st, n s, 320 w 7th av, 15x100.11, three-story stone front dwell'g. Foreclos. Arthur Berry to John R. Davis. Dec. 8. 10,200  
 122d st, n s, 155 e 3d av, 50x100.11. Release mort. Emily R. Caldwell et al., exrs. J. A. Hardy, to Charles E. Van Tassel. Dec. 19. 10,000  
 Same property. Release Mort. Same to same. Dec. 19. nom  
 122d st, n s, 335 w 7th av, 14.6x100.11, three-story (stone front) dwell'g. Foreclos. Arthur Berry, ref., to William H. Moore. Dec. 8. 9,300  
 123d st, No. 154, s s, 146 e 7th av, 14x100.11, four-story stone front dwell'g. A. Alonzo Teets to George A. J. Norman. Mort. \$9,000. Dec. 22. 14,500  
 123d st, No. 244, s s, 266.8 e 8th av, 16.8x100.11, four-story brick dwell'g. Sophia B. wife of Henry G. Silleck, formerly Smith, to Tillie Hubbell, widow, and Louisa Henzel, tenants in common. Dec. 23. 15,000  
 123d st, No. 158, s s, 118 e 7th av, 14x100.11, four-story stone front dwell'g. A. Alonzo Teets to Elizabeth Starr. Mort. \$9,000. Dec. 19. 15,300  
 123d st, s s, 75 e 7th av, 100x100.11. }  
 122d st, n s, 125 e 7th av, 50x100.11. }  
 Elizabeth G. wife of Frederick A. Freeman to A. Alonzo Teets. Q. C. Dec. 1. nom  
 124th st, No. 100, s e cor 4th av, 30x100.11, five-story brick flat. Walter E. Woodford to Matilda J. Perrine. Morts. \$35,000. Jan. 23, 1885. nom  
 125th st, Nos. 320 and 322, s s, 250 e 2d av, 50x100.11, two five-story stone front flats. Newman Cowen to Fernando Yost. Q. C. Dec. 16. nom  
 125th st, No. 7, n s, 130 e 5th av, 15x99.11, three-story stone front dwell'g. Francis and William W. Washburn, exrs. J. C. Washburn, to Emily W. Baxter, Pleasantville, Westchester. Mort. \$4,000. Dec. 1. 13,250  
 129th st, No. 123, n s, 237.6 w 6th av, 12.6x99.11, three-story stone front dwell'g. Matilda M. Norman to Adolphus P. Norman. Mort. \$6,500. Dec. 21. 8,500  
 129th st, No. 123, n s, 237.6 w 6th av, —x99.11x12.6x99.11, three-story stone front dwell'g. Release mort. John Ross to James Dunn. Dec. 21. 1,000  
 Same property. James Dunn to Matilda M. wife of Alfred T. Norman. Mort. \$6,250. Dec. 19. 8,500  
 131st st, s s, 191.8 w 7th av, 16.8x99.11. Release mort. Henry Weil, Brooklyn, to William McReynolds. Dec. 18. nom  
 Same property. William McReynolds to Emily M. wife of Nathaniel E. Cornwall. Mort. \$7,000. Dec. 19. 13,000  
 132d st, No. 115, n s, 325 w 6th av, 18.7x99.11, three story stone front dwell'g. Foreclos. Henry O. Chesebro, ref., to Andrew Luke. Dec. 16. 15,100  
 133d st, s s, 100 e 7th av, 75x99.11, vacant. Esther A. Wheaton to Lambert Suydam. Mort. \$9,000. Dec. 22. 14,010  
 133d st, s s, 100 e 7th av, 75x99.11, vacant. Jane C. Button, Hampton, Conn., to Esther A. Wheaton. Mort. \$5,000. Dec. 12. 14,000  
 130th st, Nos. 207 and 209, n s, 125 w 7th av, 40.6x99.11, two three-story brick dwell'gs. Hannah M. Halpin to Deborah C. Newton. Mort. \$17,000. Dec. 22. 34,000  
 140th st, s s, 100 w 10th av, 50x99.11.  
 139th st, n s, 125 w 10th av, 25x99.11.  
 10th av, n w cor 139th st, 99.11x100.  
 139th st, n s, 100 w 10th av, 25x16.6x26x9.4, vacant. Edward T. Wastell to Mary A. wife of John P. Sanborn, of Michigan. Mort. \$9,000. Oct. 1. 8,000  
 Av C, No. 158, s e cor 10th st, runs south 23.4 east 60 x south 0.4 x east 23 x north 23.9 x to 10th st, x west 83, four-story brick tenem't and store. Anna A. wife of George Jane-way, dec'd, trustee of Sarah A. Green, dec'd, to Charles R. Parfitt. Mort. \$10,800. Dec. 19. 20,000  
 Claremont av, w s, 100 s 122d st, 50x100, vacant. Wright E. Post to Louis E. Schmieder, Mt. Vernon, N. Y. Nov. 19. 7,800  
 Lexington av, No. 1918, w s, 17.7 s 118th st, 16.8x55, three-story stone front dwell'g, unfinished.  
 Lexington av, Nos. 1910-1914, w s, 50.11 s 118th st, 50x55, three three-story stone front dwell'gs, unfinished.  
 Thompson O'Neill to Henry O'Neill. Morts. \$24,000. C. a. G. Nov. 10. val. consid.  
 Madison av, s w cor 86th st, runs west along 86th st 195 x south 102.2 x east 175 x north 14.7 thence southerly 25.2 to Madison av, x north 102.10 to beginning, new building projected. James N. and Alfred N. Gotendorf, Nanny C. Goldschmidt and Bella H. Daus, Hamburg, Ger., Sylvanus N. and James N. Gotendorf, Jr., Paris, Fr., to The New York and Harlem Railroad Co. Q. C. Aug. 12. nom  
 New av, immediately east of Av St. Nicholas,

e s, 263.5 s 145th st, 57.6x110.8 to centre of old Kingsbridge road, x northeast 15 to west side of another new av, 2d east of Av St. Nicholas, x north 45.11 x west 136 to beginning. Joseph H. Godwin to Albert E. Putnam. Taxes, &c. Nov. 7. 3,000  
 New av, n w cor 105th st, 17.7x50. Release mort. Josiah H. Burton to Frank A. Seitz. Dec. 19. 7,500  
 New av, n w cor 105th st, 17.7x50.  
 New av, w s, 34.3 n 105th st, 33.4x50.  
 Three three-story brick and stone dwell'gs. Frederick J. Hefner, Jersey City, to Frank A. Seitz. Morts. \$22,000. Dec. 19. 40,000  
 Same property. Frank A. Seitz to Frederick J. Hefner, Jersey City. Dec. 18. 40,000  
 New av, w s, at intersection centre line 148th st, if extended, which point is 200 e of St. Nicholas av, runs north 129.11 to centre block, x west 75x129.11x75.  
 New av, e s, at intersection centre line 148th st, runs east 50 x north 129.11.  
 Matthias B. Smith to John J. Judge, Brooklyn. Nov. 21. 9,000  
 Park av, No. 43, e s, 73.9 n 36th st, 25x105, four-story stone front dwell'g. 1/8 part. William Wall, one of the children and heirs C. Wall, to Eliza A. Wall, widow. B. & S. Dec. 9. gift  
 Riverside av, e s, 1025 n 122d st, 50x100, vacant. Frederick A. Post to Henry Michaelis. Dec. 19. 10,250  
 Same property. Henry Michaelis, Brooklyn, to Thomas A. Martin. Mort. \$7,175. December 19. 15,000  
 Riverside av, e s, 25 n 122d st, 25x100, vacant. Wright E. Post to Helen S. Clarke, Brooklyn. Nov. 19. 10,250  
 Riverside av, e s, 107.6 n 116th st, 117.6x105.5 to former west side of Bloomingdale road, x south 119.9 x west 83.9, vacant. Contract. Isidor Cohnfeld to Fleming Smith. November 7. 40,000  
 Riverside av, e s, 200 n 122d st, 25x100, vacant.  
 Claremont av, w s, 200 n 122d st, 25x100, vacant.  
 George B. Post et al., exrs. Mary Post, to Stephen Lovejoy. Nov. 19. 12,050  
 St. Nicholas av, e s, bounded south by 129th st, north by 130th st, and east by line 125 east St. Nicholas av, vacant. James R. Elliott, Englewood, N. J., to Mathilde Von Ellert. Morts. \$30,000. Dec. 19. 50,000  
 1st av, n w cor 56th st, 114.8x100.3x121.6x100, two-story frame building, balance vacant. George G. Kip to Robert W. Tailer. December 9. 50,000  
 2d av, s e cor 49th st, 50.3x100.  
 127th st, s s, 225 w 7th av, 16.8x99.11.  
 Calista E. wife of Julius Graw to Mahala wife of William Ellingwood. Mort. \$30,500. 1-5 part. Dec. 19. nom  
 3d av, Nos. 1719 and 1721, e s, 25.2 s 96th st, 50.4x100, two three-story brick tenem'ts and stores. Edward Sallinger to Thomas E. Crimmins. Dec. 19. 26,000  
 3d av, No. 521, e s, 19.4 s 35th st, 18.4x60, five-story brick dwell'g and stores. Michael C. Gross to Catharina Joeckel, Hoboken, N. J. Mort. \$8,000. B. & S. and C. a. G. December 14. 25,000  
 3d av, s e cor 98th st, 50.9x110, vacant. Terence Farley to Mary A. Farley. B. & S. Sept. 8. nom  
 3d av, Nos. 1187-1201, e s, extd from 69th to 70th st, 200.10x100, eight five-story stone front flats and stores. Contract. Moritz Bauer to Edward A. Morrison. Dec. 10. 251,500  
 3d av, s e cor 101st st, 100.6x100, vacant. Julius Lipman to Joseph Schwarzer. Morts. \$44,872. Dec. 7. 58,000  
 3d av, s e cor 101st st, 100.6x100. Anthony A. Hughes to Julius Lipman. Q. C. Dec. 7. nom  
 3d av, No. 1277, e s, 76.7 n 73d st, 25.6x80, five-story brick tenem't and store. Marie Heine, widow, to Frederick Volzing. Morts. \$11,000. Dec. 21. 26,000  
 5th av, e s, 75.9 n 96th st, 25x100, vacant. Benjamin F. Dawson to Laura V. Rhineland. Mort. \$12,000. Dec. 12. 16,250  
 5th av, e s, 125.10 n 89th st, 50.3x102.3, vacant. John Townshend to James H. Parker. Mort. \$40,000. Dec. 21. 50,000  
 6th av, e s, 49.11 s 135th st, 50x85, vacant. George H. Cook and Addie M. his wife, Brooklyn, to John N. Stearns. C. a. G. Jan. 28, 1882. nom  
 7th av, Nos. 200-206, s w cor 22d st, 123.5x100, three-story brick livery stable.  
 110th st, Nos. 27, 29 and 31, n s, 276.3 e 5th av, 56.3x100.10, three three-story brick dwell'gs. Rebecca B. Johnson, widow, to Charles E. Johnson. Dec. 21. nom  
 Same property. Charles E. Johnson to Rebecca B. Johnson, widow. Dec. 17. nom  
 8th av, w s, 78.11 n 99th st, 33x100, vacant. Anne F. Emmett, trustee for Mary Monson, to Bache McE. Whitlock. C. a. G. December 23. 15,000  
 8th av, w s, 78.11 n 99th st, 33x100. Bache McE. Whitlock to Susan D. wife of Jonathan S. Ely, Emily Marvine, widow, and Anne F. wife of Bache McE. Emmet. C. a. G. December 23. 15,000  
 8th av, n w cor 117th st, 100.11x100, vacant.  
 117th st, n s, 200 w 8th av, 50x100.11, vacant. Christian Blinn, Jr., to Andrew H. De Witt, Brooklyn. Dec. 23. 31,000  
 8th av, s w cor 118th st, 100.10x100, vacant.  
 118th st, s s, 100 w 8th av, 100x100.10, vacant.  
 8th av, n w cor 117th st, 100.10x100, vacant.  
 117th st, n s, 200 w 8th av, 50x100.10, vacant. George Ponsot, now Paris, formerly New York, to Christian Blinn, Jr. Nov. 12. 65,000

8th av, n w cor 84th st, 102.2x100, vacant. }  
 8th av, s w cor 85th st, 102.2x100, vacant. }  
 Alfred C. Clark, Cooperstown, N. Y., to Sarah P. Cudlipp. Dec. 16. 120,000  
 9th av, e s, 75.8 s 99th st, 50.6x100, vacant. James M. Horton to Marx and Moses Ottinger. Dec. 18. 12,000  
 9th av, w s, extends from 206th to 207th sts, 199.10x100. Lavinia S. Hawley to Ivan Tailor. Dec. 5. nom  
 9th av, n w cor 98th st, 100.11x100, vacant. }  
 9th av, s w cor 99th st, 100.11x100, vacant. }  
 Martin M. Kellogg to John B. Smith. December 22. 45,000  
 9th av, No. 303, w s, 79 s 28th st, 20.5x64, four-story brick store and tenem't. Daniel E. Seybel to James A. Breakell. Morts. \$10,000 and int. Dec. 23. 13,000  
 9th av, s e cor 106th st, 100.11x100, vacant. Maria L. wife of and Robert Patterson and Anna M. Aeby to William D. Dennis. December 21. 30,000  
 10th av, No. 489, w s, 49.5 n 37th st, 24.8x100, five-story brick flat and store. Louise Miller to Julius and Louise Miller, exrs. J. Miller. Mort. \$14,000. Dec. 22. 27,650  
 10th av, s e cor 150th st, 99.11x100, vacant. }  
 150th st, s s, 100 e 10th av, 325x99.11, vacant. }  
 Henry H. Hayden, Caldwell, N. Y., to John Straiton. Mort. \$20,000. Dec. 19. 37,500  
 10th av, No. 1843, n w cor 104th st, 25.11x100, five-story brick flat and store. Franklin A. Thurston to Charles F. Wildey. Contract. Dec. 19. 39,000  
 10th av, No. 485, n w cor 37th st, 25x100, five-story brick flat and store. Joseph Schwarzer to Jacob Wenner. Mort. \$24,000. Dec. 14. 45,000  
 10th av, s e cor 70th st, runs south along 10th av 159.10 x east 118 to Boulevard, x north along same 179.6 to 70th st, x west 35.5 to beginning, vacant. Joseph M. Emanuel, Mahwah, N. J., to Maurice Moore. Dec. 17. 120,000  
 11th av, w s, 25.5 s 70th st, 50x100, two-story frame building. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to William D. Dennis. Dec. 21. 13,550  
 11th av, e s, 100.5 s 45th st, 25.1x100. Magdalena Huber, Jersey City Heights, to Emeline Young. Q. C. May 13, 1879. 600  
 Same property. Lewis J. Schaefer to same. Q. C. April 16, 1878. 250  
 11th av, s w cor 84th st, 111.3x100.7x99.11x100, vacant. The trustees of the Eighty-fourth Street Presbyterian Church to John Shea. Morts. \$20,000. B. & S. Dec. 16. 22,500  
 11th av, s e cor 86th st, 102.2x100, vacant. }  
 86th st, n s, 150 w 11th av, 50x100.8, vacant. }  
 Margaret C. wife of Jacob W. Feeter to William E. D. Stokes. Dec. 19. 30,000  
 11th av or West end av. Party wall agreement. William E. D. Stokes with Charles I. Berg. Dec. 21. }  
 11th av or West End av, n w cor 75th st, 25x75, vacant. William E. D. Stokes to George B. Jacques. Dec. 21. 9,253  
 11th av or West End av, w s, 45 n 75th st, 20x75, vacant. William E. D. Stokes to Cornelius B. Outcall. Dec. 21. 5,409  
 11th av or West End av, w s, 65 n 75th st, 20x75, vacant. William E. D. Stokes to Charles I. Berg. Dec. 21. 5,408  
 11th av or West End av, w s, 25 n 75th st, 20x75, vacant. }  
 11th av or West End av, w s, 85 n 75th st, 20x75, vacant. }  
 75th st, n s, 75 w 11th av or West End av, 25x105, vacant. }  
 William E. D. Stokes to Charles I. Berg. December 21. 18,780  
 11th av, w s, 85 n 75th st, 20x75, vacant. }  
 75th st, n s, 75 w 11th av, 25x105, vacant. }  
 11th av, w e, 25 n 75th st, 25x75, vacant. }  
 3/4 part of each. Charles I. Berg to George B. Jacques. P. M. Morts. on whole, \$14,085. B. & S. Dec. 21. 12,520  
 11th av, n w cor 69th st, 50.5x100, vacant. John M. Knox et al., exrs. R. S. Clark and Mary C. Clark, widow, to Dennis F. Labelle. Dec. 21. 12,700

MISCELLANEOUS.

Appointment of Martha M. wife of John J. Wysong, co-trustee of portion of estate set aside for use of Martha M. Wysong, by James P. and John A. Kernochan and John J. Wysong, trustees. Dec. 19. nom  
 Similar appointment of same party as co-trustee of estate set aside for Marie Marshall.  
 Appointment of Louise M. wife of John A. Kernochan, co trustee as above for estate of Martha M. Wysong, by same trustees.  
 Exemplified copy of last will and testament of Richard S. Clark, dec'd.  
 Exemplified copy of the last will and testament of John D. Van Buren, dec'd.

23d and 24th WARDS.

Church st, w s, 278 n of proposed new st, 50x100, h & l. Albert E. Putnam to John Law. Oct. 1. 2,400  
 Potter pl, s s, 116.4 e Marion av, 50x32. William S. and Charles W. Opdyke to Alfred Emery and Alexander Forsyth. Oct. 21. 225  
 Potter pl, s s, 816.4 e Marion av, 50x43.9 to land of Jerome Park R. R., x50x43.8. William S. and Charles W. Opdyke to Otilie wife of John G. Roger. Taxes, &c., from May 7, 1884. Dec. 17, 1884. 287  
 Potter pl, n s, 250 w of unnamed 50-foot street, 25x100. William S. and Charles W. Opdyke to William Cronin and Eliza his wife. Taxes and assessm'ts from April 7, 1884. Sept. 9. 350

Rockfield st, late Jefferson st, n s, 140 w Williamsbridge road, 25x100. William S. and Charles W. Opydyke to Anthony Whyte. Taxes, &c., from March, 1882. September 10. 350

Suburban st, east cor Hull av, 37.6x117.11x65.5x105. The Twenty-fourth Ward Real Estate Ass'n of New York to Susan C. wife of William F. Davey. Dec. 16. 6,500

Suburban st, n es, 114.6 n w Decatur av, 37.6x117.11, h & l. The 24th Ward Real Estate Assoc., New York, to Rebecca E. wife of B. L. Shaide. Oct. 29. 4,050

Talmadge st, s s, 80 w Quarry road, runs east 80 to Quarry road, x southwest along same 149 x north 121.6 to beginning. Contract. Katharina Heimbürger to W. J. Barnes. October 15. 2,000

Warren st, n e s, 146 s e Worth av, 25x90. John Rowatt, Brooklyn, to Ludger Chartrand. Dec. 15. 350

Waterloo pl, w s, abt 77 n 175th st, 25x70. Release mort. Charles S. Robinson to William J. Barnes. Dec. 16. 112

Waterloo pl, w s, abt 77 n 175th st, 25x70. William J. Barnes to Henry C. Storms. December 17. 300

137th st, s s, 106.6 w Willis av, 25x100. William N. Robertson to Catharine wife of James Dowd. Dec. 22. 2,800

183th st, n s, 600 e Willis av, 25x100. Anthony B. Dinant to Emilie Schulz. Dec. 21. 2,500

154th st, n s, 150.3 e Morris av, 25x100. 154th st, n s, 125.3 e Morris av, 25x100. John Hufnagel, Katharina, formerly wife of Adam Smith and known now also as Katharina Hufnagel, and Ann, wife of Josiah G. Watson, sole heirs Charles and Mary Hufnagel, both dec'd, to Hermann Borger. December 17. 3,500

153th st, s s, 206.6 w Willis av, 20x100. Mary A. Craft to Hannah M. Hunt. Dec. 18. 2,200

Cambreleng av, w s, lots 173 to 179 map of property S. Cambrelling and others. Frederick st, e s, lots 187 to 193 same map. George W. Tubbs to Jefferson M. Levy. November 9. 1,420

Fordham road, e s, beginning at the northerly cor of that part of the farm of G. Morris purchased by the heirs of the late C. Bathgate, runs north 685 x east 788 x south 731 x west 650 to beginning, containing 11 38-100 acres, reserving, however, land taken for Fairmount av. John B. Shaffer, Ottawa, Kan., to William F. Shaffer. Mort. \$23,000. November 12. 75,000

Franklin av, w s, 275 n Clay av, 25x100. Ellen T. Daniels wife of John S., to Annie Clare. Dec. 4. 150

Gerard av, northerly cor Butternut st, 235.6x175 to Butternut st x 332.10 in four courses. Louis Fischer, Brooklyn, to Josephine D. Smith, widow. B. & S. Dec. 19. nom

Morrisania av, s e cor Halsey st, 163x173x155.6x220.4. William J. Marrin, ref., to Ida L., William H., James L. and Charles W. Roberts, heirs of Cath. M. Roberts. Mort. and int. \$3,905. Sept. 11. nom

Prospect av, e s, 25x150, part of lot 84 map East Tremont. Henry Bracken to Daniel Kegney. C. a. G. Dec. 17. 200

Railroad av, e s, 54x150. Part of lot 59, map Upper Morrisania. Thomas Thwaite, Yonkers, to Daniel Flynn. July 25, 1885. 2,000

Stebbins av, e s, lot 15 block 507 map 919, map missing. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. 104

Williamsbridge road, n w cor Summit av, 100.4x106.4x100 to avenue, x114.3. Lewis Ettlinger to Abraham Ettlinger. Dec. 19. nom

Same property. Abraham Ettlinger to Netty wife Lewis Ettlinger. Dec. 19. nom

Willis av, w s, 19 s 140th st, 19x66. Dane D. Russell with Alfred B. Russell. Agreement that party second part has an interest in above property, and upon making further payment his interest shall increase. April 30. Payment to present time amounts to 712

Willis av, w s, 75 n 144th st, 50x106. John Davidson, Elizabeth, N. J., to The Suburban Rapid Transit Co. Release mort. Dec. 21. nom

Same property. Foreclos. R. B. Gwillim to same. Dec. 21. 1,475

Willis av, s w cor 144th st, 100x111.6. Henry C. L. Peetsch to Ida P. Odell. Mort. \$4,000. Dec. 21. 12,000

LEASEHOLD CONVEYANCES.

Hudson st, No. 394. Surrender lease. Erastus P. Whitney to the Rector, &c., Trinity Church. 1,000

4th st, s s, bet Avc C and D. The Mayor, &c., New York, to Sarah E. Nash, assignee. Tax lease, 1,000 years. 252

9th st, n s, 327.4 w Broadway, 25x92.3. Assign. lease. Lewis Ettlinger to Abraham Ettlinger. nom

Same property. Assign. lease. Abraham Ettlinger to Netty wife of Lewis Ettlinger. nom

19th st, No. 313, n s, 150 w 8th av, 16.8x91.11. Consent to assign. lease. Benjamin Moore, Ossining, to Almon Goodwin. val recvd

Same property. Assign. lease. Almon Goodwin to Henry W. Bookstaver. val recvd

76th st, n s, 223 e Av A, 25x102.2. Assign. lease. William B. Dirk to Henry R. J. Dirk. nom

4th av, n e cor 10th st, 24x69.4x44.6x58.4. Assign. lease. Francis W. Drake, admr. J. H. Drake, to Henry R. Drake. nom

4th av, e s, 24 n 10th st, 24x77.3x25.3x69.4. Assign. lease. Francis W. Drake, admr. J. H. Drake, to Francis W. and Edwin F. Drake. val. consid

KINGS COUNTY.

DECEMBER 18, 19, 21, 22, 23.

Box st, s s, 250 e Manhattan av, 25x100, h & l. Caroline S. Horn to Caroline Landthaler, New York. Mort. \$1,600. 3,200

Bainbridge st, n s, 99 w Lewis av, 140.10x100, h & l. Alvin Hager to Minnie L. Howes. Mort. \$51,850. nom

Bainbridge st, n s, 99 w Lewis av, 18.6x100, h & l. Minnie L. Howes to Ellen F. wife of William B. Price, Newark, N. J. Ms. \$6,500. 8,500

Baltic st, n es, 100 s e Bond st, 25x100. Bridget Slavin to Ann Quinn. 900

Bergen st, s s, 150 w Rockaway av, 25x127.9. Augusta wife of Joseph Warren Young to Isaac Hall. 350

Bergen st, s s, 373 e Vanderbilt av, 22x65. Ellen H. wife of John B. Sheridan to John Gillespie. 3,500

Broadway, n s, 50 e Schenck av, 25x100, New Lots. Grace F. wife of Albert A. Miller to John C. Rucker and Caroline his wife. 400

Broadway, s w s, 80 s e Lewis av, 20x80, h & l. Joseph A. Burr, Jr., to Valentine and August C. Becker. Mort. \$5,000. 8,800

Butler st, s w s, 150 w Smith st, 25x100. David B. Williamson, Dobbs Ferry, heir of G. W. and Mary B. Williamson, both dec'd, to Annie B. wife of Israel F. Dissoway, Richmond Co., and Mary E. wife of Edwin C. Dissoway, New York. Q. C. nom

Cambridge pl, e s, 338 n Putnam av, 21x100, h & l. William G. Pierson to Julia M. Wilson. Taxes, 1885. 15,000

Carroll st, s s, 22.3 w Bond st, 22.2x60x22.6x22.2x62.6. Frances Giherson to Christian Gugel. All liens. nom

Same property. Christian Gugel to Josephine wife of Frances Giherson. nom

Carroll st, s s, 100 e Nostrand av, runs south 127.9 x east 123.9 to centre Clove road, x north 128.2 to Carroll st, x west 34 x south 100 x west 60 x north 100 to Carroll st, x west 40. William V. Studdiford to The Brainerd Quarry Co. Taxes, &c., not exceeding \$100. 1,600

Carroll st, n s, 140 w Columbia st, 20x100. Catharine Lynch, Astoria, L. I., to Mary Brooks. 3,000

Cheever pl, w s, 248.7 n Degraw st, runs west 88.6 x south 22.3 x east to point 45 from Cheever pl, x east to Cheever pl, x north 22.7. Foreclos. Frances T. Johnson to Annie wife of George Duncan. 4,700

Decatur st, n s, 358.4 w Reid av, 16.8x100. Nancy B. Wheeler to Angelena C. Lockwood. Mort. \$3,500. 4,850

Degraw st, No. 74, s s, 133 e Van Brunt st, 19.6x100. Augustus G. Oppenheim, N. Y., to Myron H. Oppenheim, New York. C. a. G. All liens. 4,000

Dobbin st, e s, 37.3 n North 15th st, 50x100. Dobbin st, e s, 87.3 n North 15th st, runs north 150 to Nassau av, x east 66 x — on crooked line x west 112. Foreclos. Charles B. Farley to John Fallon. 3,075

Fleet pl, w s, 71.10 s Myrtle av, 28.2x62.7x28.2x62.3. Henry B. Burtis to Mary E. wife of Sanford J. Murray. Mort. \$3,000. 5,000

Front st, s s, 47.6 w Gold st, 25x100. Hannah W. Leak to John H. Chasmar. C. a. G. nom

Front st, n s, 42.3 e Dock st, runs north 109.10 x east 5.6 x north 1.8 x east 51.10 x south 111.6 to Front st x west 47.4. Mary E. wife of John S. King to Maria E. Gibbons. Mort. \$15,000. 27,000

Fulton st, Nos. 99 and 101, n es, abt 83.11 n w from the open space at junction of Fulton, Main and Prospect sts, runs northeast 49.9 to Brooklyn Bridge x northwest 26 x southwest 49.3 to Fulton st, x southeast 27.7. Robert M. Strebeigh to Lefferts Strebeigh. 14,000

Fulton st, n es, 180.5, s e Ormond pl, 20.4x91, h & l. Clara L., wife Lefferts Millard, to Lewis Jacobs. 8,000

Fulton st, s w Rockaway av, 20x80, h & l. George R. Brown to John Slavin. Mort. \$7,000. 10,500

George st, s s, 225 w Knickerbocker av, 50x100, h & l. Adam Roeder and George J. Kraemer to Gosswin Schmitt. Mort. \$3,000. 10,000

Grand st, s s, 100 w Humboldt st, 24.5x100, h & l. Phillip Licht to Mary Licht. nom

Grinnell st, n s, 100 w Smith st, 10x100. Lorraine late Leonard st, s s, 150 w Smith st, 50x100. Foreclos. Louis B. Hasbrouck to Charles M. Preston, assignee W. B. Fitch, Kingston, N. Y. 5,500

Herkimer st, n s, 200 e Howard av, 16.8x100, h & l. Benjamin T. Robbins, Northport, L. I., to Etta G. Peets, New York. Mort. \$2,500. 4,500

Herkimer st, n s, 180 w Rochester av, 20x100. Henrietta A. Mitchell, formerly Brady, New York, to Robert L. Woods. val. consid

Heyward st, n w s, 170 s w Harrison av, 50x100. John Auer to Jacob Bossert. 3,000

Hull st, s s 130.8 e Rockaway av, 15.8x100, h & l. Francis J. McMahon to Frank Hyde and Adolphus Gload, of Hyde & Gload. Mort. \$2,500. 1,500

Humboldt st, e s, between Nassau and Van Cott avs, 20.9x 4.6x98.6x25x100, h & l. Foreclos. Charles B. Farley to Henry Steers. 1,000

Huron st, s s, 455 e Franklin st, 25x100. Maria Lawless, widow, to James A. Lawless. Mort. \$2,700. 3,300

Halsey st, n e cor Ralph av, 25x100. James W. Stewart to Bernard Gallagher. 2,500

Same property. Release mort. Daniel S. Arnold to James W. Stewart. nom

Halsey st, n s, 300 w Howard av, 100x100. Release mort. Same to same as last. nom

Hancock st, s s, 175 w of Stuyvesant av, 50x100, Benjamin Armstrong to Edward D. G. Jones. Mort. \$1,500. 2,300

Harman st, n w s, 366 n e Evergreen av, 37x100. August C. Becker to James W. Lamb. exchange

Harman st, n w s, 403 n e Evergreen av, 37x100. James W. Lamb to August C. Becker. exchange

Harman st, s e s, 240 s w Central av, 20x100, h & l. James Gascoine to Frederick C. Schulze. nom

Hicks st, s e s, 221 n e Degraw st, 25x88.6. Foreclos. Francis T. Johnson to Annie wife of George Duncan. 1,400

Marion st, s w cor Saratoga av, 100x100. Thomas Burke to Chauncey T. Austin. 3,400

Montgomery st, s s, 159.4 w Schenectady av, 33.8 to Monsell pl x 387.2 to n s Broadway x east to point 85.3 to w s Schenectady av x northwest 377.11 to beginning, with all title in 1/2 of Monsell pl. Flatbush. Bernard M. McHugh to John Loughlin. nom

Middleton st, n w s, 85 s w Throop av, 25x100. Sarah A. Bennett, widow and extrx. G. C. Bennett, to George W. Wells. Contains nominal release dower. 1,513

McDonough st, s s, 325 w Tompkins av, 20x100. Clarence Dickerson to Frederick W. Carruthers. 5,000

McDonough st, s s, 76.3 w Lewis av, 18.9x100, h & l. John J. Graham to James B. Pendleton. Mort. \$3,700. 5,677

Madison st, n e cor Lewis av, 400x100. Samuel M. Pettingill to Benjamin Linikin. Mort. \$10,000. nom

Nevins st, e s, 71.6 s Pacific st, 19x80, h & l. James Fitzsimmons to Bridget Reilly, New York. 6,500

North Elliott pl, e s, 175 n Auburn pl, 20x100x24.10x100.1, h & l.

North Elliott pl, e s, 195 n Auburn pl, 20.1x100, h & l.

North Elliott pl, e s, 215.1 n Auburn pl, 20.2x100, h & l.

North Elliott pl, e s, 235.3 n Auburn pl, 20.1x100, h & l.

Bryan McAveney to Crawford C. Smith. 24,000

Prospect pl, s s, 114.7 e 6th av, 20x100, h & l. Walter F. Platt to Nathaniel F. Jones. Mort. \$10,000. exch

Pacific st, n s, 197 e Smith st, runs east 14 x north 100 x west 11 x south 10 x west 3 x south 90, h & l. Foreclos. Mirabeau L. Towns to J. M. Ward Kitchen. 3,500

Prince st, w s, 35 s Tillary st, runs west 64.10 x northeast 32.10 x east 35.8 to Prince st, x south 20. Stephen H. Williamson to James H. Williamson. nom

Rutledge st, s s, 185 e Marcy av, 160x100. Heyward st, n s, 325 e Marcy av, 60x100. Mariana A. Ogden et al., exrs. and trustees Wm. B. Ogden, to John Auer. 14,800

St. James pl, w s, 268 s Fulton st, 20x85. Elizabeth P. wife of Howard R. Martin to Margaret Martin. 14,000

Schenck st, w s, 100 s Myrtle av, 25x100. John Andrews to Cornelius N. Hoagland. 100

Scholes st, n s, 62.6 e Lorimer st, 18.9x66, h & l. Christian Bantle to Richard E. F. Wetzel and Catharine Wetzel, joint tenants. Mort. \$1,500. 3,000

Steuben st, w s, 187 n Willoughby av, 25x100. Release mort. John Andrews, Jr., to Cornelius N. Hoagland. consid. omit

Skillman st, w s, 165 s De Kalb av, 22.3x100. Jacob Erikson to James W. Chase. 5,000

State st, n s, 157 e Bond st, 0.4x100. Charles H. Mulligan to Louisa Bonyon, Dansville, N. Y. Q. C. nom

St. John's pl, n s, 140 e 5th av, 29.9x101.3x13.7x100. Cornelius E. Donnellon to Moses M. Vail. 1,800

St. Johns pl, s s, 156.7 w 8th av, 18.10x100, h & l. James S. and George F. Simpson to Hans S. Christian. Release of mechanic's lien and Q. C. 150

St. Johns pl, s s, 156.7 w 8th av, 18.10x100. Hans S. Christian to John S. Hyde, Hempstead, L. I. Mort. \$9,000. 13,000

Schermerhorn st, n e s, 317.6 s e Bond st, 21x100.9. Victor G. Bloede, Baltimore, Md., to John T. Brooks. nom

Same property. John T. Brooks to Elise wife of Victor G. Bloede. nom

Stockholm st, s e s, 150 n e Irving av, 25x100. Wyckoff av, s w s, 121 n w Troutman st, runs southwest and west — x northwest to centre Bushwick and Newtown pike, x northeast along centre of road to centre of Wyckoff av, x southeast along said centre line to point 121 n w Troutman st, x southwest 35. George S. Wheeler to John Rueger. nom

Summit st, s s, 225 w Columbia st, 25x58.8 x abt 27x48.4. Frances Giherson and Josephine his wife to Christian Gugel. All liens. nom

Same property. Christian Gugel to Josephine wife of Frances Giherson. nom

Tremont st, n s, 180 w Richards st, 20x100. Anne wife of Patrick Slattery to Catharine wife of James Flood. 1/2 part. 800

Union st, s e cor Bond st, 300 to Gowanus Canal, x south 100 x west 225 x north 20 x west 75 to Bond st, x north 80, with water rights, &c., h & ls. Julia M. Wilson to William G. Peirson. Taxes 1885 and Mort. \$6,000. 25,000

Van Brunt st, e s, 50 n Seabring st, 10x90. The Atlantic Dock Co. to Henry A. Richardson. Correction deed. Q. C. nom

Van Brunt st, e s, 50 n Seabring st, 50x90, hs & ls. Release dower. Agnes Rennie, widow, Sing Sing, to Nathaniel A. Boynton. nom  
 Van Brunt st, e s, 50 n Seabring st, 50x90. Henry A. Richardson to William A. Perry and Charles A. Worthington, of firm of Henry R. Worthington. Taxes, 1885. 5,000  
 Van Brunt st, w s, 125 s Dikeman st, 25x90, h & l. Claus H., sometimes called Nicholas, Martens, exr. G. Hunold, to John and Emma Kelly, joint tenants. 5,000  
 Van Buren st, n s, 134 w Patchen av, 66x100, h & l. John Morgan to Peter D. Kenny. 4,000  
 Weirfield st, s e s, 155 n e Broadway, 20x100, h & l. James Gascoine to Eliza J. wife of John Glen. nom  
 Weirfield st, s e s, 115 n e Broadway, 100x100. Release mort. James D. Lynch, New York, to James Gascoine. 3,100  
 1st st, e s, 25 n South 1st st, 50x100, hs & ls. Adam Echter and Regina his wife to Henry Hyman. 1/2 part. 3,500  
 1st st, e s, 75 n North 10th st, 25x100. }  
 1st st, e s, 49.10 s North 11th st, 0.2x50. } Francis Nolan to Ellen Flood, widow. 2,000  
 1st st, s s, 208 w 6th av, 18x100, h & l. Edward H. Moubray to Anna Greve, widow. Mort. \$3,500. 6,500  
 1st st, s s, 100 w 6th av, 18x100. Edward H. Moubray, to Susan J. wife of Robert W. Thompson. Life estate. Sub. to mort. 3,500  
 1st st, s s, 172 w 6th av, 18x100, h & l. Edward H. Moubray to Mary E. wife of William E. Sheffield. Mort. \$3,500. 6,500  
 3d st, n w s, extends from North 11th st to North 12th st, 200x150, hs & ls. Herbert D. Robbins to Daniel O. Robbins. nom  
 North 4th st, n s, lot 118 map in liber 70, page 28, reference faulty, 25x100. Margaret Delaney to Margaret Mooney. nom  
 South 5th st, n e s, 200 s e 12th st, runs southeast 17 x northeast 10 x northeast 77 x northwest 25 x southwest 85.6. Edward J., George A. and Elsie M. Neville, by J. new guard., to John J. Campbell and Julia his wife. 1,400  
 Same property. Malvina Stinemuller, widow, to John J. Campbell. Q. C. nom  
 7th st, s s, 337.10 w 7th av, 20x100. Erastus M. Cravath, Nashville, Tenn., to George M. Major. Mort. \$3,800. 6,750  
 8th st, n s, 223.10 e 6th av, 18.9x100, h & l. Mary O'Shea, widow, to Owen J. Kelly. 5,000  
 9th st, n s, 97.10 w 7th av, 18.9x80, h & l. James M. E. Drake, Boston, Mass., to Bond Street Searing. 6,250  
 North 11th st, n e s, 150 n w 3d av, 25x200 to North 12th st. Samuel I. Hunt, New York, to Daniel C. Robbins. 3,000  
 14th st, n s, 220.10 e 5th av, runs east 27 x north 100 x west 25 x south 69.6 x west 2 x south 30.6. John W. Peckett to John Schwab. Mort. \$2,000. 3,000  
 North 14th st, n e s, 36.3 s e Dobbins st, runs northeast 97 x west abt 100 to Dobbin st, at point 12.3 north of North 14th st, x southeast 12.3 to North 14th st, x southeast 36.3 to beginning. }  
 Dobbin st, e s, 12.3 n North 14th st, runs north 25 x east 100 x north 25 x east 17 x southeast abt 52 x south 140. }  
 Foreclos. Charles B. Farley to Henry Hilton. 1,300  
 North 14th st, n e s, 11.3 s e Dobbin st, runs northeast 100.3 x west 100 to Dobbin st, x south 12.3 to North 14th st, x southeast 11.3 to beginning. Joseph Allegri to same. Q. C. nom  
 18th st, s s, 100 e 6th av, 25x100, h & l. Stephen Lawrence, New York, to Margaretta Schierloh. nom  
 18th st, s s, 85 e 9th av, 40x100, h & l. Thomas McCaulay to John H. and William R. Doherty. All liens. nom  
 Same property. John H. and William R. Doherty to Thomas McCaulay. All liens. nom  
 20th st, s s, 300 w 3d av, 25x100. Foreclos. George W. Pearsall to Michael Walsh. 500  
 20th st, s s, 100 e 6th av, 24x100x25x100, h & l. }  
 21st st, n s, 100 e 6th av, 25x100. } Ellen Allman, widow, to Patrick Driscoll. 200  
 21st st, n e s, 175 w 4th av, before widening, 25x100. Richard Brady to George R. Riley. 900  
 Same property. George R. Riley to Catharine M. wife of James F. Abrams and Robert E. Topping. C. a. G. Mort. \$500. 900  
 42d st, n s, 325 w 2d av, 25x100.2. Charles A. Clarke, New York, to Mary Corrao. Mort. \$500. 1,000  
 Same property. Felix Corrao to Charles A. Clark, New York. Mort. \$500. 1,000  
 46th st, n s, 140 e 4th av, 40x100.2. E. T. Hunt, exr. and trustee T. Hunt, to Matthew and Ann Connolly. 340  
 49th st, n e s, 140 s e 3d av, 20x100.2. Henry Kettlehodt to Patrick Durkin and Mary his wife. 625  
 Same property. Release mort. Edward T. Hunt, exr. and trustee T. Hunt, to Henry Kettlehodt. 350  
 52d st, n s, 260 e 3d av, 20x100.2. E. T. Hunt, exr. and trustee T. Hunt, to Corlies Edwards. 700  
 53d st, s s, 220 e 4th av, 40x100.2. Edward T. Hunt, exr. and trustee T. Hunt, to George H. Parshall. 420  
 55th st, s w s, 125 n w 3d av, 25x100. Foreclos. Charles B. Farley to Edward P. Day. 1,978  
 Atlantic av, No. 419 n s, 200 e Bond st, 25x100, h & l. Lorenz Zentner to Julius Lehrenkrauss. Mort. \$3,000 nom  
 Same property. Julius Lehrenkrauss to Lorenz Zentner and Eva his wife. Joint tenants. C. a. G. nom

Atlantic av, s s, 150 e Utica av, 16.8x100. Thomas Quinn to Andrew I. Moses. Mort. \$1,000. 2,500  
 Baltic av, s s, 81.6 e Schenck av, 31x60, New Lots. George Guthy to Elise Dietz. C. a. G. 1,500  
 Benson av, n e s, 160.2 from DeBruyens lane, runs northwest 50x200. New Utrecht. Henry P. Sondermann, Baltimore, Md., and Mary A. E. Sondermann, New York, heirs Cath. Sondermann, to Kate Golding, New York. 1,800  
 Butler av, w s, 275 n Fulton av, 25x100, h & l, East New York. William M. Scott to William F. Maass. 2,100  
 Central av, south cor Linden st, runs southeast 119.1 x southwest 100 x northwest 25 to centre of block, x southwest 25 x northwest 100 to Linden st, x northeast 125. Josephine Bowron, extrx. W. Bowron, dec'd, to George M. Eddy. Correction deed. nom  
 Same property. George M. Eddy to Jacob Zimmerman. Correction deed. Q. C. nom  
 Same property. Daniel P. Darling to same. Correction deed. Q. C. nom  
 Evergreen av, s w s, 125 n w De Kalb av late Chestnut st, runs west 100 x north 62.9 x east 106.7 to Evergreen av, x south 25.9. Elizabeth Toy to John N. Lawson. Q. C. 350  
 Eldert av, w s, 125 n Baltic av, 25x101.8x25x101.7, East New York. Mary G. F. wife of Albert A. Miller to Ellen J. A. Fitzsimmons. 225  
 Eldert av, w s, 100 n Baltic av, 25x101.7x25x101.5, East New York. Same as last to Andrew Dalton. 225  
 Flatbush av, s w s, 157.10, n w Bergen st, runs southwest 45 x southwest 48 to Bergen st, at point 155.5 northwest Flatbush av, x northwest 25 x northeast 56 x northeast 53 to Flatbush av, x southeast 25. Charles A. Thayer to Mary C. Blew. 1/2 part. Sub to mort. \$15,000. 3,800  
 Flushing av, s s, 75 w Marcy av, runs south 100 x west 22.10 x northwest 3.5 x north 97.3 to avenue, x east 25, h & l. Rosana Woodworth to George L. Fox. nom  
 Same property. George L. Fox to John H. Woodworth and Rosanna his wife. nom  
 Fulton av, s w cor Smith av, 25x100, New Lots. James Wilson, Belvidere, Ills., to Mary A. Miller. 20  
 Flushing av, n s, 235.4 e Nostrand or Lee av, 64.8x100x139.3x34.7x—. Nancy B. Wheeler to Peter Wyckoff. 1,000  
 Flushing av, n s, 90.4 w Marcy av, 275x100. Foreclos. Charles B. Farley to Daniel P. Barnard. 7,760  
 Same property. Daniel P. Barnard to Thomas J. Moore. Taxes 1885. 7,700  
 Gates av, s s, 21.10 e Franklin av, 17.6x76. }  
 Franklin av, e s, 93 s Gates av, runs east 74.10 x north 17 x west 53 x south 0.6 x west 21.10 to Franklin av, x south 16.6. }  
 John W. Alexander to Henry Keale, Jr. Q. C. nom  
 Gates av, n s, 445 e Sumner av, 80x200 to Quincy st. Nathaniel H. Clement to James H. Mullarky. Mort. \$9,500. 12,500  
 Gates av, n e cor Sumner av, 25x100, building now being erected to be completed. Mary E. Hall to Luer Otten. Agreement to sell. 16,100  
 Gates av, n e cor Grand av, 96.4x89.1x92.8x89. Elizabeth H. Bowers to J. Morton Giles and Charles E. Schuyler. 22,000  
 Grand av, w s, 250 n Myrtle av, 25x30.9x25x30.2. Fanning J. Baldwin to Henry M. Silverman, New York. 550  
 Greene av, n s, 210 e Bedford av, 20x100, h & l. John J. Tait, Yorktown, N. Y., to Jacob Archer. 9,250  
 Greene av, n w s, 120 s w Evergreen av, 20x100, h & l. John Schmeltz to Wilhelm Koelmel. All liens. nom  
 Same property. Wilhelm Koelmel to Anna J. Schmeltz. All liens. nom  
 Harrison av, e s, 50 s Walton st, 25x100. Charles C. Jonas to Richard A. Jonas. nom  
 Same property. Richard A. Jonas to Rebecca wife of Charles C. Jonas. nom  
 Lafayette av, n e cor Carleton av, 23x90, h & l. William H. Smith to Annie H. Bartlett. nom  
 Lafayette av, s s, 125 w Sumner av, 20x100. Contract. Patrick Concannon to Thomas Brown. 7,500  
 Lewis av, w s, 100 n Hancock st, 40x100. Samuel M. Pettengill to William Ziegler. 2,000  
 Lexington av, n s, 90 w Throop av, 60x100. Asa A. Spear to John McDicken. 3,000  
 Lexington av, s s, 276.6 e Bedford av, 48.6x100, h & l. Contract. Mary E. Hall to William W. Rope and George W. McChesney. Mort. \$3,500. 3,608  
 Marine av, n w cor 94th st, centre lines, runs north 140.4 x west 284.11 x north 80 x west 400 to e s shore road x south 150.1 to centre 94th st, x east 678.10, contains 2 291-1,000 acres.  
 Shore road, w s, at centre line 94th st, runs west 801.4 to pier line x north 24.5 x east 633.3 to high water line, x north 110.8 x east 158 to shore road x south 147.5, contains 872-1,000 acres; also land under water 1 61-100 acres, Fort Hamilton.  
 Prospect pl, s s, 328.10 e 5th av, 25x100. Mary A., wife of John Robinson, to William N. Robinson. nom  
 Marcy av, e s, 52.3 s Ellery st, 24.9x80, h & l. Louis Beer, New York, and Michael Schaffner to Charles Hutzelmann and John Brown, New York. Mort. \$2,500. 6,000  
 Marcy av, n w cor Macon st, 100x335. Alden B. Stockwell to Julia H. Stockwell. Q. C. nom  
 Nostrand av, n w cor Park pl, runs north 175.7 x west 100 x north 80 to Prospect pl, x west

100 x south 255.7 to Park pl, x east 200. Release mort. Frederick P. Forster to Hiram Moore. 1,000  
 Nostrand av, n w cor Park pl, 255.7 to Prospect pl, x 200. Release judgments, &c. Frederick P. Forster to Hiram Moore. nom  
 Nostrand av, s w cor Prospect pl, 80x100. Charles H. Gamble to John R. Halsey, exr. Anna M. Rosenbaum. All liens. nom  
 Park av, s s, 92 w Division st, 25x100, h & l. Patrick Ganley to William D. Murphy. Q. C. 50  
 Putnam av, n s, 275 e Tompkins av, 20x100. Albion K. Buckley to John Powell. Mort. \$5,000. 9,500  
 Putnam av, s s, 100 w Clason av, 20x80. Foreclos. Charles B. Farley to Alois Lazansky. 4,600  
 Rockaway av, n e cor Dean st, 54.2x100. Emma E. and Abraham Sondern to Melvin J. Bailey. 950  
 Ralph av, s e cor Madison st, 20x100. Release mort. William R. Alling, president, and ano., to John Callan. 1,000  
 Snedeker av, e s, 156.5 s Atlantic av, 25x200 to Henry av, New Lots. Release mort. The Dime Savings Bank, Brooklyn, to Martin V. B. Streeter. 6,000  
 St. Marks av, n s, 250 w Franklin av, runs north 126 x east 43.4 x south abt 25 x east to centre Graham st, x — to centre of block at point 130 from Franklin av, x south 126 to St. Marks av, x west 120. William V. Studdiford to The Brainerd Quarry Co. Mort. \$2,600. 2,000  
 St. Marks av, s s, 200 e Vanderbilt av, 70x131. Mary C. Bleu to Harriet N. See, New York. Mort. \$1,400. 2,000  
 Utica av, e s, 50 s Earl st, 50x80, Flatbush. Foreclos. Charles S. Taber to Franklin W. Taber. 300  
 Utica av, s cor Park pl late Baltic st, runs west 440 x south 127.9 x west 120 x north 127.9 to Park pl, x west 63 x southeast 229.8 to point 156.10 e Schenectady av and 40.3 n Butler st, x northeast 567.3 to Utica av, x north 51.10. Henry D. Sedgwick to Grace S. Bristed. nom  
 Willoughby av, s s, 238.8 e Nostrand av, 19.4x100, h & l. Matthew Mickelborough to John Mickelborough. Mort. \$3,000. nom  
 Same property. John Mickelborough to Amanda M. Mickelborough. Mort. \$3,000. nom  
 Wyckoff av, n w cor South Carolina av, 25x56, East New York. John Marrer, New York, to Amanda Wisneski. 2,500  
 4th av, n e cor 37th st, 56x100. Release mort. Brooklyn City R. R. Co. to John Chertizza 600  
 4th av, e s, bounded north by centre line of 64th st. and southerly by land of New York & Sea Beach R. R. Co. Triangular parcel. William O. McDowell, Newark, N. J., to The New York & Sea Beach Railway Co. 4,000  
 5th av, n w s, 34 n e 5th st, 16x60. Release mort. Frank Malocsay, Past Master, &c., to Charles Vollmann. nom  
 6th av, e s, 110 s 12th st, 15x97.10. Foreclos. Charles B. Farley to Asa W. Parker, Hempstead. Sub. to first mort. \$1,900 and int., from Feb. 16, 1885, and a second mort. of \$891 and int., from Oct., 1884. 925  
 Coney Island road, s s, 190 e Ocean parkway, 40x99.3 to Sheephead Bay road, x 40x100, Coney Island. Augusta wife of and Edward Hauser to Ella wife of William Lakeland. 2,500  
 Gravesend Neck road, n w cor Manhattan Beach Railroad, 3 acres, Gravesend. Benjamin F. Stephens to Richard H. Van Cleef. C. a. G. 2,825  
 Gravesend Neck road, n w cor Brooklyn, Flatbush & Coney Island Railroad, abt 9 705-1,000 acres, Gravesend. Sarah J. Van Cleef, committee R. H. Van Cleef, lunatic, to Benjamin F. Stephens. 7,764  
 Same property. Sarah J. wife of Richard H. Van Cleef, lunatic, to Benjamin F. Stephens. nom  
 Interior lot, begins at centre line between Decatur st and McDonough st at point 82.6 e of Tompkins av, runs east 7.8 x south to centre of old turnpike x w to point 82.6 east of Tompkins av x north to beginning. George A. Betts to John D. Sullivan. 50  
 Interior lot, 24 n 14th st, and 220.10 e 5th av, runs east 2 x north 6.6 x west 2 x south 6.6. Simon Walsh to John W. Peckett. val. consid. Indef. strip Fort Hamilton. Walter O. Lewis to Susanna Newbould. Q. C. 8  
 Lots 83 and 84, map East New York, 1st section or manufacturing district map No. 2. John M. Peck, Albany, to Edward A. Young. Q. C. and C. a. G. 400

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

DECEMBER 18, 19, 21, 22, 23.

Adams, Rufus, to Wilfred L. White. 117th st, n s, 20 w Lexington av, 45x80.10. Dec. 18, '81 due Dec. 1, 1886. \$2,000

- Anderson, Robert S., to Samuel T. Mather, exr. and trustee G. Mather. Bayard st, Mulberry st. P. M. Dec. 1, due Dec. 19, 1890, 5% 10,000
- Badinelli, Giovanni, to Frederick Dassori, Brooklyn. Elm av, Garden av, etc. P. M. Dec. 19, 4 years, 5% \$800
- Blinn, Christian, Jr., to George Ponsot. 8th av, 118th st. P. M. Dec. 23, 5 years, 5% 32,000
- Boyd, Edward A., to William A. Thomson. 78th st, s s, 125 e 5th av, 50x102.2. Sub. to mortg, \$11,900. Conveyance re-recorded in mortg. See Thomson. Feb. 9, 1885. nom
- Boyd, Edward A., with William A. Thompson. Agreement to convey property in 78th st to secure debts to The Merchants' Exchange Bank. See Thompson in Mortg- and Boyd in Mortg. Feb. 9. nom
- Boyd, William C., to Sarah E. Embury, Bay Shore, L. I. 127th st, s s, 140 w 4th av, 25x 99.11. Dec. 17, due June 1, 1887, 5% 1,500
- Braender, Frederick, to Edmond R. Smith, exr. R. Smith. 83d st, n s, 250 e 1st av, 50x 102. Dec. 19, due April 1, 1886. 6,000
- Bingham, Leander K., to John R. Smith, admr. J. Murray. Garden st, n e s, 50x100, lot 264 map Mott Haven. Nov. 28, notes. 2,500
- Berg, Charles F., to William E. D. Stokes. 11th av, 25 n 75th st. P. M. Dec. 21, 2 years. 4,056
- Same to same. 11th av, 65 n 75th st. P. M. Dec. 21, 2 years. 4,056
- Same to same. 11th av, 85 n 75th st. P. M. Dec. 21, 2 years. 4,056
- Same to same. 75th st, 75 w 11th av. P. M. Dec. 21, 2 years. 5,973
- Bernstein, Isidore, to Philip Cowen. Montgomery st, e s, 69.6 n Monroe st, 20x78.2x20x77.2. Leasehold. P. M. Nov. 5, due. 400
- Borrowe, Euphenia C. wife of and Samuel, to Henry Burden, trustee of H. Burden, dec'd. 17th st, n s, 360 w 5th av, 25x92; 18th st, s s, 360 w 5th av, 25 x 92. Dec. 21, 5 years, 4½% 50,000
- Bruck, Helena V., to Lewis S. Goebel. 76th st, n s, 100 w 3d av, 25.8x102.2. Dec. 19, due Jan. 1, 1888, 5% 800
- Barry, Julia K. wife of and Robert P., to THE MUTUAL LIFE INSURANCE CO. of New York. Houston st, No. 279 E., s s, 100 w Clinton st, 25x102.3. Dec. 12, 1 year, 5% 2,500
- Batchelor, Charles, to Wright Duryea. 120th st, s s, 84 w 1st av, 16x50.5. Nov. 24, 1 year. 5,000
- Batjer, Harriet A. wife of and Henry, to Charles Fincke and T. H. Rodman, exrs. and trustees of A. Mann, Jr. 79th st, s s, 18 e Lexington av, 16x68. Dec. 22, 5 years, 5% 12,000
- Beers, Henry I., Oil City, Pa., to THE MUTUAL LIFE INSURANCE CO., New York. Madison av, n w cor 116th st, 100.11x110. Nov. 24, due Nov. 27, 1886. 12,000
- Blackwell, T. Mayo, to Moses Goldsmith and Solomon Flaut. Murray st, n e cor College pl, 25x87.6. Dec. 22, due Dec. 15, 1886. 30,000
- Blake, Patrick, to Karrich Riggs, Paris, France. 36th st, s s, 150 w 10th av, 25x98.9. Dec. 21, 3 years. 10,000
- Buse, Frederick, to Albert Delafeld et al., trustees under will of R. Delafeld, dec'd. 58th st, s s, 88.5 e 1st av, 18x100.4. Dec. 21, due Dec. 22, 1890, 5% 7,000
- Cooper, Sarah A., widow, and Harriet A. wife of Joseph O. Pearson, to Merritt Trimble, exr. G. T. Trimble. 3d av, e s, 100.7 n 11th st, 25x109. Dec. 22, 3 years, 5½% 2,000
- Same to Jane K. Wyatt. 3d av, e s, 75.7 n 11th st, 25x109. Dec. 22, 3 years, 5½% 2,000
- Corlies, Benjamin F., Charles A. Macey, Jr., and Francis H. Macy, Jr., to THE BOWERY SAVINGS BANK, Nassau st, Nos. 37 and 39 s w cor Liberty st, Nos. 56 and 58, runs northwest along Liberty st 111 x southwest 63.8 x south east 13.10 x north east 0.10 x southeast 96.2 to Nassau st thence northeast 54.4 to beginning. Dec. 19, 5 years, 4½% 140,000
- Crook, Andrew, to Ann O'Reilly. 118th st, s s, 380 e 6th av, 80x100.11. Dec. 21, 2 yrs, 5% 5,600
- Cuthell or Cuthill, Mary M., widow, to Charles Welde. 126th st, n s, 215 w 4th av, 20x99.11. Dec. 18, 1 year. 2,000
- Cudlipp, Sarah P., to Alfred C. Clark, Coopers-town, N. Y. 8th av, w s, extd from 84th to 85th st, 204.4x101. Dec. 17, 1 year, with privilege of paying \$10,000 in 6 months and privilege of renewal for one year, providing the erection of building has been commenced. 5% 110,000
- Carpenter, Benjamin F., to Charles Shultz. 84th st, s s, 67.3 w Lexington av, 25.7x102.2. Dec. 19, demand. 11,000
- Carpenter, Benjamin F., to John and Jacob Spies. 84th st, No. 126 E. P. M. Dec. 18, due Dec. 4, 1887, 5% 9,000
- Clarke, Helen S., Brooklyn, to Wright E. Post. Riverside av. P. M. Nov. 19, due Dec. 19, 1888, 5% 7,175
- Cunehan, Dennis, and Mary his wife, to John Gillroy. 79th st. P. M. Dec. 23, due May 1, 1887. 4,000
- Decker, Maria E., Johnstown, N. Y., to THE UNION DIME SAVINGS INSTITUTION, New York. 5th av, w s, 38.1 n 28th st, 16.11x100. Dec. 23, due Nov. 1, 1890, 5% 10,000
- Dennis, William D., to Maria L., wife of Robert Paterson and Anna M. Aebly. 9th av, 106th st. P. M. Dec. 21, 3 years 5% 25,000
- Dowd, Catharine, wife of and James, to William N. Robertson. 137th st. P. M. Dec. 22, 1 year. 2,300
- Davis, Edward A., Brooklyn, to Sarah Myers. Bloomingdale road. P. M. April 1, 1886, 3,500
- Same to same. Same property as last. Dec. 17, due April 1, 1885 (3). 8,000
- Same to same. Same property as last. Dec. 17, due April 1, 1886. 2,500
- Davis, John R., to THE STUYVESANT FIRE INS. Co. 123d st, n s, 320 w 7th av, 15x100.11. Dec. 19, 1 year. 8,500
- Dikovitch, Teresa, to Eugene Dikovitch, Paterson, N. J., and Joseph Dikovitch. 31st st. P. M. Dec. 19, 5 years. 1,000
- Duch, Anna, to Ignatz Pollak. 8th st. P. M. Dec. 17, installs, 5% 2,500
- Da Cunha, Rosina W., wife of and George W., Montclair, N. J., to THE MUTUAL LIFE INS. Co., New York. 83d st, No. 359, n s, 208 e 9th av, 17x102.2. Dec. 18, due Mar. 1, 1886. 11,000
- Same to same. 83d st, No. 361, n s, 192 e 9th av, 16x102.2. Dec. 18, 1 year. 11,000
- Same to same. 83d st, No. 363, n s, 175 e 9th av, 17x102.2. Dec. 18, 1 year. 11,000
- Davey, Susan C., wife of and William F., to The Twenty-fourth Ward Real Estate Assoc. Suburban st, Hull av. P. M. Dec. 10, installs. 5,500
- Donaldson, Robert M., to Enos Richardson, Brooklyn, trustee. Park st, n s, 116.6 e Pearl st, runs northeast 100 x northwest 45.6 x southeast 81.1 x south 48.5 x west 6.9 x south 15 to Park st, thence west 50.6 to beginning. Dec. 19. 70,000
- Dreyer, Louis, to John D. Heins. 18th st, s s, 400 e 10th av, 25x92. Dec. 21, due Jan. 1, 1887, 5% 15,000
- Dennis, William D., to John M. Knox et al., exrs. R. S. Clark. 11th av. P. M. Dec. 21, due Dec. 22, 1888, 5% 8,130
- Dixon, Henry W. and James W., to James Worrall, Arthur, Frederick Mountain and Henry H. Arthur, of Arthur & Bonnell. Cedar st, No. 55. Parties first part, as lessors, indemnify parties of second part against loss through payment of their rent to them instead of to a trustee. Nov. 26. 65,000
- Fontenelle, Mary, to Laura V. Rhinelander. Chestnut st, s e cor Madison st, 25x42.6. Dec. 21, 5 years. 7,000
- Ferguson, Minnie G., wife of Ferdinand S., to Charles T. Galloway. Grove st, No. 4, s s, 80 e Hudson st, 20x49.2. Dec. 4, 1 yr. 4,000
- Flynn, Daniel, to Thomas Thwaite, Yonkers. Railroad av. P. M. July 25, 1885, 5 yrs. 1,200
- Franke, William B. and Edward, to Sarah H. Powell. 77th st, s e cor Madison av, 45x102.2. Dec. 19, 1 month. 2,000
- Fitzgibbon, Gerald, to John H. Heller, Sr. 7th st, s s, 25x90.10, lot 81 Samuel Fickett map. Dec. 23, 5 years, 5% 5,000
- Gardner, Patience M., to Charles E. Rhinelander. 53d st, s s, 191.8 e 7th av, 16.8x100.5. Sub. to mort. \$10,000. Dec. 23, 1 year. 1,500
- Griesmayer, Charles, to Herman B. Sharman, Brooklyn. St. Nicholas av, e s, 18.11 s 127th st, 18.11x79.9x18.9x77. Sub. to mortg. \$12,700. Dec. 22, due Dec. 1886. 1,000
- Georlitz, John, to Randolph Guggenheimer. 58th st, s s, 191.5 w Av A, 30x100.4. Dec. 19, 5 years, 5% 15,000
- Same to Salomon Marx. 58th st, s s, 161.5 w Av A, 30x100.4. Dec. 19, 5 years, 5% 15,000
- Gleason, John F., to Thomas P. I. Goddard et al., trustees J. C. Brown. 90th st, n s, 250 w 3d av, 50x100.8. Dec. 21, 5 years, 5% 35,000
- Gomprecht, Philip, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 3d av, w s, 125.5 n 56th st, 25x95. Dec. 18, 1 year. 20,000
- Gentzlinger, Henry, and Philipp Herrlich to Bernard Toch, trustee. Houston st, No. 315 E. P. M. Dec. 15, due July 1, 1886, or sooner, at option of mortgagee, 5% 6,000
- Same to same. Houston st, No. 313 E. P. M. Dec. 15, due July 1, 1886, or sooner, at option of mortgagee, 5% 6,000
- Giblin, Michael, to William Gillilan, London, Eng. 96th st, s s, 100 e 3d av, 108.6x100.8. Dec. 22, demand. 14,000
- Gomprecht, Philip, to THE GERMANIA LIFE INS. Co., New York. Bond st, Great Jones st. P. M. Dec. 22, 2 years, 5% 60,000
- Hyatt, Elizabeth A. L., wife of and Thaddeus, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Waverly pl, n w cor Greene st, 33.6x100.8. Dec. 23, 1 year. 30,000
- Hubbell, Tillie, widow, and Louisa Henzel to THE GREENWICH SAVINGS BANK. 123d st. P. M. Dec. 23, due Jan. 1, 1887, 4½% 7,500
- Hickok, George B., to THE DRY DOCK SAVINGS INST. 4th st, s s, 156.3 w Av D, 18.9x96.3. P. M. Dec. 22, 1 year, 5% 3,500
- Hefner, Frederick J., Jersey City, to Henry T. Willets et al., exrs. J. J. Willets. New av, n w cor 105th st, 17.7x50. Dec. 19, 5 years, 5% 8,000
- Same to Caroline L. Macy et al., exrs. J. Macy, Jr. New av, w s, 34.3 n 105th st, 16.8x50. Dec. 19, 3 years, 5% 7,000
- Same to Henry A. and Clarence Moore, exrs. S. W. Moore. New av, w s, 50.11 n 105th st, 16.8x50. Dec. 19, 3 years, 5% 7,000
- Hand, Nathan H., to Laura V. Rhinelander. 64th st, n s, 75 w 4th or Park av, 12.6x100.5. Sub. to mort. \$12,000. Dec. 19, 1 year. 2,000
- Same to same. 64th st, n s, 87.6 w 4th or Park av, 12.6x100.5. Sub. to mort. \$12,000. December 19, 1 year. 2,000
- Hull, Phebe C., to Hugh Reilly. 62d st, n s, 200 w 9th av, 25x100.5. Dec. 21, 1 year, 5% 5,875
- Holfelder, Peter, to Francis A. Livingston, Garrisons, N. Y. 3d st. P. M. Dec. 17, 2 years. 2,000
- Irwin, Michael J., to Julia A. Kent, extrx. and trustee Ellen Kent. 117th st, n w cor Lexington av, 20x80.11. Sub. to mort. to same mortgagee \$9,000. Dec. 22, 5 years, 5% 1,000
- Irwin, Michael J., mortgagee, with Julia A. Kent, extrx. and trustee Ellen Kent, dec'd. Extension of mortgage at 5% Dec. 22.
- Isabeau, Louise, and Catharine Scally, widow, to Phebe A. Henderson. 163d st, n s, 125 e 10th av, 50x112.6; 10th av, w s, 100 s 166th st, runs west 100 x south 12.4 x southeast 101.4 to 10th av, thence north 30 to beginning; Audubon av, s w cor 173d st, 25x100; lot 14 of villa sites and by the other number 2089 map of property P. Lorillard, dec'd, 24th Ward. Dec. 21, 1 year. 1,000
- Jencks, Francis M., to Fanny M. Samuel. 93d st, n s, 250 e 9th av, 50x44.4x50x46.6, with all title in Aphorps or Jauncey lane. Dec. 23, demand. 5,300
- Johnson, George F., to John M. Knox et al., exrs. R. S. Clark. 69th st. P. M. Dec. 21, due Dec. 22, 1888, 5% 6,960
- Johnson, Charles E., to Florence A. Johnson, Brooklyn. 7th av, s w cor 22d st. P. M. December 21, 7 years, 5% 50,000
- Judge, John H., Brooklyn, to J. Romaine Brown. 148th st, centre line, if extended, at w s of new av, bet 8th and 9th avs, and which point is 200 e Av St. Nicholas, runs north 129.11 x west 75 x south 129.11 to centre 148th st, x east 75; 148th st, centre line, if extended, at e s of said new av, runs east 50 x north 129.11 x west 50 to e s new av, x south 129.11. Secures payment of notes of Francis A. Thayer. Dec. 22. 2,550
- Jacobs, Abraham, and Isaac Bernstein, to Zipporah Sarah. Elizabeth st, Nos. 113-117, w s, 50.10 n Grand st, 74.2x94. Dec. 22, colateral. 12,000
- Jacques, George B., to William E. D. Stokes. 11th or West End av, 75th st. P. M. Dec. 21, 2 years. 6,940
- Judge, John H., Brooklyn, to Matthias B. Smith. New av, 148th st. P. M. Nov. 21, 3 years, 5% 6,000
- Jacobs, Solomon, to Morris Mielstein. East Broadway, n s, bet Market and Pike sts, 25x 64, southerly part lot 45 Mary E. G. Beekman map. Dec. 18, 1 year. 20,000
- Johnston, Emeline, wife of and William A. and Elizabeth, wife of and Richard E. Johnston to Henry de F. Weekes, as trustee. 89th st, s s, 97 w 1st av, 25.8x100.8. Dec. 19, due Nov. 1, 1888, 5% 10,000
- Same to John A. Weekes, exr. of Mary B. Strong. 89th st, s s, 122.8 w 1st av, 25.8x100.8. Dec. 19, due Nov. 1, 1888, 5% 10,000
- Same to same. 89th st, s s, 148.4 w 1st av, 25.8 x100.8. Dec. 19, due Nov. 1, 1888, 5% 10,000
- Same to Louis Beckers, exr. of L. Durr. 89th st, s s, 174 w 1st av, 26x100.8. Dec. 19, due Nov. 1, 1888, 5% 10,000
- James, Edward D., Saratoga Springs, to Warren B. Smith, Yonkers. 12th st, s s, 454.7 w 5th av, 41.5x103.3; 12th st, n s, 425 w 5th av, 25x103.3; 12th st, n s, 450 w 5th av, runs north 54.6 x west 32.4 x south 6.9 x southwest 13.8 x southeast 49.6 to 12th st, x east 26.6 to beginning; 12th st, n s, 402 e 6th av, 21.7x49.6 x north-west - x south 92 to beginning; 30th st, s s, 77.1 w 6th av, 25.8x90.8x26.3x85.5; 30th st, s s, 363.7 e 7th av, 100 x abt 100 x abt 103x98.9. 1-6 part of each. Sub. to life estate of Julia L. James, widow. Dec. 18, 3 years. gold, 12,000
- Keane, Anna C., widow, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 34th st, n s, 162.6 e 4th av, 21x98.9. Dec. 18, 1 year. 15,000
- Kelly, Annie E., to Matilda Myers, Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x100. Leasehold. Dec. 19, due June 4, 1886. 2,000
- Leaycraft, J. Edgar, to William H. Macy and ano., exrs. and trustees S. Mason. 56th st. P. M. Dec. 18, 5 years, 5% 14,000
- Same to William Sperr. Same property. P. M. 2d mort. Dec. 18, 2 years. 5,000
- Levy, Bernard S., to William G. Lathrop, Jr. 78th st. P. M. Dec. 12, due Dec. 14, 1886, 9,700
- Lloyd, Henry L., to John J. Astor. Chatham st, n s, 94.9 e Mott st, 23.10x153x26.9x135.5. Dec. 21, due Dec. 1, 1888, 5% 24,000
- Lorillard, Jacob, to Peter, Pierre, Jr., and Nathaniel G. Lorillard, Charles Siedler, Charles H. Barkalew, George D. Finlay and Ethan Allen, of P. Lorillard & Co., Jersey City. Lots 61 to 76 inclus.; also, 412 to 415, and 435 to 438, and 448, 449, 453 to 458, and 466 to 469, and 550 to 575, and 592, 593, 607 to 614, and 2055 to 2062 inclus.; also, villa plot No. 8, section 3; also, lots 884 to 887, and 943 to 946, and 995 to 998, and 1006 to 1010, and 1113 to 1133; also 1201 to 1231; also, 1275 to 1292, and 1294 to 1311; also, 1463 to 1482, and 1822 to 1838, and 1843 to 1854, and 2014 to 2020, and 1890 to 1909, and 935 to 938, and 1767 to 1770, and 1995½ to 2002, affi inclusive; and villa plot 8 or 20c0, section 3, and villa plot 12, section 9 map Peter Lorillard property, and Westchester, &c.; partitioned by P. T. Ruggles. Nov. 12. Secures loans, endorsements and credits Law, John, to Albert E. Putnam. Church st. 24th Ward. P. M. Oct. 1, installs. 2,150
- Lawson, Daniel D., to Leander Hunter. 36th st. P. M. Dec. 19, due Dec. 23, 1886, 5% 4,957
- Leissner, Edward, to Randolph Guggenheimer. 71st st, s s, 150 w Av A, 25x145.4. Dec. 23, 1 year, 5% 3,000
- Leist, Henry G., to Francis J. Schnugg. 79th st, n s, 75 w Av A, 25x102.2. Dec. 23, due May 1, 1886. 40,000
- Same to Josephine Higham. 85th st. P. M. Dec. 23, 1 year, 5% 4,000
- Lovejoy, Stephen, to George B. and Charles A. Post. Riverside av. P. M. Nov. 19, due Dec. 19, 1898, 5% 8,000
- Moore, William H., to THE STUYVESANT FIRE INS. Co. 122d st, n s, 335 w 7th av, 14.6x 100.11. Dec. 23, due Dec. 19, 1886. 8,500

Murray, Thomas, to Mary A. Byrne. 47th st, s s, 475 w 10th av, 25x100.5. Dec. 23, due May 7, 1888, 5 % 1,000  
 McLaughlin, Nannie S., wife of and James F., to THE EMIGRANT INDUST. SAVINGS BANK 91st st, n s, 195 e 4th av, 15x100.8. Dec. 19 1 year. 7,500  
 Michaelis, Henry, Brooklyn, to Frederick A. Post. Riverside av. P. M. Nov. 19, 3 years, 5 %, 7,175  
 Moore, Maurice, to Arthur L. Meyer. 10th av, 70th st. P. M. Sub. to mort. \$67,000. Dec. 17, due Dec. 1, 1886. 33,000  
 Merritt, William J., to William P. Austin. 95th st, s s, 151 e 10th av, 17x100.8. Sub. to mort. \$9,000. Dec. 1, notes. 2,500  
 McCormick, Mary J., wife of and Samuel E., to the Society of the Lying in Hospital, City, New York. 42d st, n s, 150 w 10th av, 25x100.5. Dec. 21, due Jan. 1, 1891, 5 %. 13,500  
 Morris, Elizabeth, wife of and John, to Robert W. Cooper. 52d st, s s, 150 w 2d av, 25x100.5. Dec. 21, 7 years, 5 %. 5,000  
 Merritt, William J., to Nathan Peck. 95th st, s s, 253 e 10th av, 18x100.8. Sub. to mort. \$9,000. Oct. 13, demand. 3,000  
 Same to same. 95th st, s s, 289 e 10th av, 18x100.8. Sub. to mort. \$9,000. Nov. 17, demand. 2,500  
 Same to same. 95th st, s s, 271 e 10th av, 18x100.8. Sub. to mort. \$9,000. Oct. 13, demand. 3,000  
 Same to George Crawford. 95th st, s s, 168 e 10th av, 17x100.8. Sub. to mort. \$9,000. Dec. 8, 6 months. 2,005  
 Mowbray, Anthony, to Mahlon J. Woodruff, Brooklyn. 80th st, s s, 95 w Madison av, 25x102.2. Dec. 18, due Jan. 2, 1886, with interest after latter date. 5,000  
 Moore, Maurice, to Mary E. Bogert. 70th st, s w cor Boulevard, runs west 35.8 to 10th av, x south along same, 159.10 x east 118 to Boulevard, x north 179 to beginning. P. M. Dec. 17, 5 years. 12,000  
 Same to Henry A. Bogert as trustee for Mary A. Steward under wills H. K. and J. L. Bogert. Same property as last. P. M. Dec. 17, 5 years. 18,000  
 Same to Henry A. and Henry L. Bogert as guardians of the children of C. L. Bogert dec'd. Same property as last. Dec. 17, 5 years. 7,000  
 Same to Louise T. Kneeland, extrx. and trustee C. Kneeland. Same property as last. December 17, 5 years. 30,000  
 McEntee, Francis, to Caroline E. Lathrop. 103d st, s s, 85 e 3d av, 45x100. Dec. 19, 1 year, 5 %. 1,000  
 Nassau Building Co. to The New York Lumber and Wood Working Co. 126th st, n s, 242.11 w 8th av, 66.8x74.5; 126th st, n s, 192.11 w 8th av, 33.4x99.11. Sub. to encumbrs. Dec. 22, due May 1, 1886. 6,385  
 Same to same. St. Nicholas av, n e cor 126th st, runs north along St. Nicholas av, 126.3 x east 95.1 x south 25.6 x west 16.8 x south 25 x west 66.8 x south 74.5 to 126th st x west 30.4 to beginning. Sub. to encumbrs. Dec. 22, due July 1, 1886. 6,000  
 Newton, Deborah C., widow, to the New York Produce Exchange. 23d st, s s, 362.6 w 6th av, 18.9x98.9. Dec. 22, 1 year, 5 %. 17,000  
 Same to William R. Foster, Jr., Far Rockaway, L. I. Same property. Dec. 22, 1 year. 2,000  
 Nassau Building Co. to Abraham Steers. 126th st, n s, 242.11 w 8th av, 33.4x74.5. Sub. to mort. \$21,000. Dec. 19, 4 months. 1,320  
 Norman, Matilda M., wife of and Alfred T., to The Union Theological Seminary, New York City. 129th st. P. M. Dec. 19, due Dec. 20, 1887. 250  
 Outcalt, Cornelius B., to William E. D. Stokes. 11th av. P. M. Dec. 21, 2 years. 4,056  
 Ottinger, Marx and Moses, to Joseph M. Lichtenauer. 9th av. P. M. Dec. 18, 2 years, or at any time after 1 year at option of mortgagee, 5 %. 4,000  
 Oppenheimer, Jacob, to Rosena W., wife of Henry A. Smith. 59th st, 200 e 11th av. P. M. Dec. 21, 5 years. 11,000  
 Same to same. 59th st, 325 e 11th av. P. M. Dec. 21, 5 years. 12,000  
 Same to same. 59th st, 349.10 e 11th av. P. M. Dec. 21, 5 years. 12,000  
 Platt, John H., to William H. Macy and T. D. Mason, extrs. S. Mason. 18th st. P. M. Dec. 22, 1 year, 5 %. 20,000  
 Pollak, Ignatz, mortgagee, with Samuel Aufses. Extension of mortgage. Dec. 3.  
 Paten, Ida, wife of John H., to Emily Beam. 51st, n s, 190 e 8th av, 15x100.5. 1/2 part. Dec. 16, 2 years. 700  
 Peetsch, Henry C. L., to Samuel W. Milbank. Willis av, s w cor 144th st, 25x111.6. Oct. 2, 3 years, 5 %. 1,000  
 Same to same. Willis av, w s, 25 s 144th st, 25x111.6. Oct. 2, 3 years, 5 %. 1,000  
 Same to same. Willis av, w s, 50 s 144th st, 25x111.6. Oct. 2, 3 years, 5 %. 1,000  
 Same to same. Willis av, w s, 75 s 144th st, 25x111.6. Oct. 2, 3 years, 5 %. 1,000  
 Pennington, Margaret wife of and James A., to Annie Watson. Av A, w s, 75 n 76th st, 20.6x100. April 13, 1885, 10 years, 5 %. 2,000  
 Roger, Otilie, wife of John G., to Ada Putnam. Potter pl. P. M. Dec. 17, 3 years. 850  
 Robinson, Edward, to John M. Knox et al., extrs. R. S. Clark. 70th st. P. M. Dec. 21, due Dec. 22, 1888, 5 %. 2,500  
 Strecker, George, to T. Frederic Thomas. 3d av, s w cor 117th st, 25x100. Dec. 17, due May 1, 1886. 2,500  
 Smith, John B., to Martin M. Kellogg. 9th av,

98th and 99th sts. P. M. Dec. 22, due Dec. 29, 1886, 5 %. 36,000  
 Schalk, Adolph, to Oswald Ottendorfer. Bowery, No. 197, e s, 174.8 n Delancey st, 25x150. Dec. 17, 1 year, 5 %. 12,000  
 Schmieder, Louis E., Mt. Vernon, N. Y., to Wright E. Post. Claremont av. P. M. Nov. 19, 3 years, 5 %. 5,000  
 Smith, Emma, wife of and James F., to Charles H. Wilson. 124th st, n s, 150 e 1st av, 25x100.11. Dec. 12, 5 years, 5 %. 5,000  
 Starr, Elizabeth, to THE BROADWAY SAVINGS INST. 11th st, n s, 125 e 4th st, 18.9x100.1x19.5x100.1. Dec. 17, 1 year, 5 %. 5,000  
 Swartzler, Joseph, to Julius Lipman, 3d av, 101st st. P. M. Dec. 7, 4 mos. 13,128  
 Sweeney, James, to Walter N. Degrauw, Jr., et al., exrs. and trustees of S. Aymar. 117th st, s s, 398 e Pleasant av, 25x100.11. Dec. 17, due Jan. 1, 1891, 5 %. 13,500  
 Same to Walter N. Degrauw et al., exrs. and trustees of W. Aymar. 117th st, s s, 373 e Pleasant av, 25x100.11. Dec. 17, due Jan. 1, 1891, 5 %. 13,500  
 Shaide, Rebecca E. wife of and B. L., to The Twenty-fourth Ward Real Estate Assoc., New York. Suburban st. P. M. Oct. 29, due Dec. 30, 1889. 3,000  
 Scott, Elizabeth, to THE EMIGRANT INDUST. SAVINGS BANK. 109th st. P. M. Dec. 21, 1 year. 6,000  
 Same to Patrick Gallagher. Same property as last. P. M. Dec. 21, 1 year, 5 %. 1,000  
 Schuyler, Alice E., wife of Spencer D., to New York Dispensary. 38th st, s s, 225 e 6th av, 20x98.9. Dec. 18, 1 year, 5 %. gold, 12,500  
 Silleck, Sophia B., wife of Henry G., to THE GREENWICH SAVINGS BANK. 123d st, s s, 283.4 e 8th av, 16.8x100.11. Dec. 23, due Jan. 1, 1887, 4 1/2 %. 8,000  
 Steinhart, Rosalie, wife of and Lesser, to THE GERMAN SAVINGS BANK, City New York. 9th av, s w cor 56th st, 100.5x100. 56th st, s s, 100 w 9th av, 25x100.8x25.3x103.10. Dec. 22, due Dec. 23, 1886. 20,000  
 Thomson, William A., to THE MERCHANTS' EXCHANGE NAT. BANK, City New York. 78th st, s s, 125 e 5th av, 50x102.2. Sub. to mort. \$11,900. Deed recorded as mort. See Boyd. Feb. 9, 1885. nom  
 Thurston, Franklin A., to James Floy. Elizabeth, N. J. 10th av, n w cor 104th st, 25.11x100. Sub. to mort. \$20,000. Dec. 23, 30 days. 9,500  
 Treacy, Emma M., to Anne E. Treacy. 70th st, s s, 175 e 11th av, 50x100.5. Dec. 9, 6 months. 6,000  
 Thurston, Nathaniel, to Ellen M. Dodge, Brooklyn. 10th av, w s, 98.9 s 26th st, 49.4x72. Dec. 21, 5 years or sooner at option of mortgagee, 5 %. 5,000  
 The United Lines Telegraph Co. to the The Farmers' Loan and Trust Co., as trustee. all property rights and franchises. Sept. 1, 1885. Secures bonds due July 1st, 1905. 1,200,000  
 Tregoning, Thomas, to Thomas B. Finlay. 40th st, s s, 175 w 10th av, 25x98.9. Mortgagee owns 1/2 of premises. Dec. 19, 1 year. 550  
 Teets, A. Alonzo, to John B. Hillyer. 122d st, n s, 125 e 9th av. P. M. Dec. 19, 1 year, 5 %. 3,000  
 Same to same. Same property. P. M. Dec. 19, 3 years, 5 %. 18,000  
 Tailer, Robert W., to George G. Kip. 1st av, 56th st. P. M. Dec. 9, 1 year or sooner, at option of mortgagee, 5 %. 45,000  
 The United States Illuminating Co., New York, to The Mercantile Trust Co., New York, as trustee. Stanton st, n s, 92.6 e Chrystie st, 58x100; 29th st, s s, 200 e 1st av, 125x98.9, and All other property, franchises, rights, etc., of mortgagee. July 1, 1885, secures bonds due July 1st, 1905. 400,000  
 Von Ellert, Mathilde, wife of Theodore, to James R. Elliott, Englewood, N. J. St. Nicholas av, 129th to 130th st. P. M. Dec. 19, 1 year. 15,000  
 Van Tassel, Charles E., to William H. Morgan. 122d st, n s, 155 e 3d av, 25x99.11. Dec. 21, 3 years, 5 %. 13,500  
 Same to same. 122d st, n s, 180 e 3d av, 25x99.11. Dec. 21, 3 years, 5 %. 13,500  
 Vincent, Mary, and Louise wife of William F. Ferguson to Richard M. Nichols. East Broadway, n s, 164 w Market st, 25x68.5. Dec. 10, due Sept. 1, 1888. 400  
 Weir, Patrick T., to James G. Fitzpatrick. 1st av, w s, 60 n 61st st, 20x70. Sub. to mort. \$5,500. Mar. 28, due April 1, 1886. 3,500  
 Watson, William, New Lots, L. I., to Annie Watson. 35th st, No. 1216, s s, 131.3 w 7th av, 18.9x98.9. April 13, 1885, 10 years, 5 %. 3,000  
 White, Elbridge H., to Edward H. Faulkner and ano., exrs. J. Faulkner. 127th st, n s, 375.8 w 7th av, 16x99.11. Dec. 21, 3 years, 5 %. 8,500  
 Wright, Samuel O., Rockville Centre, L. I., to John Ross. 131st st, n s, 75 w 6th av, 75x99.11. Dec. 19, 4 months, or sooner, at option of mortgagee. 5,000  
 Ward, Mary M., wife of and Charles H., to Phebe Pearsall. 2d av, w s, 26 n 12th st, 35.3x90. Nov. 27, due April 1, 1887, 4 1/2 %. 1,500  
 West Coast Telephone Co. to Theodore N. Vail, Oscar E. Madden, Boston, Mass., and Henry L. Storke, Auburn, N. Y., mortgagees and trustees. All property, rights and franchises. Issues bonds. Dec. 19. 250,000  
 Wagner, Peter, and John M. Ruck to Solon Humphreys et al., trustees under will of E. D. Morgan, dec'd. 9th av, No. 976, s e cor 62d st, 25.2x100. Dec. 17, due Jan. 1, 1889, 5 %. 35,000  
 Wenner, Jacob, to THE EMIGRANT INDUST.

SAVINGS BANK. 37th st, s s, 174 w 8th av, 51x98.9. Dec. 18, 1 year. 14,000  
 Welsh, S. Charles, to THE GREENWICH SAVINGS BANK. Harrison st, No. 3, Hudson st, No. 77. P. M. Dec. 16, due Jan. 1, 1887, 4 1/2 %. 17,500  
 Wheaton, Esther A., to Newman Cowen. 2d av, n e cor 64th st, 25.5x100. Dec. 18, 2 years. 3,500  
 Wilson, John T., to THE WASHINGTON LIFE INS. CO., New York. Fulton st, Nos. 73-79, n e cor Gold st, runs east along Fulton st 81.7 x north 124.10 x west 27.6 x south 54.10 x west 54.9 to Gold st, x south 59.4 to beginning. Dec. 15, due Dec. 1, 1886, 5 %. 30,000  
 Wheaton, Esther A., to Jane C. Button, Hampton, Conn. 133d st. P. M. Dec. 12, due Dec. 21, 1887. 4,000  
 Yost, Fernando, to Newman Cowen. 125th st, s s, 250 e 2d av, runs south 100 x east 0.6 x south 0.11 x east 49.6 x north 100.11 to 125th st, x west 50. Dec. 22, 1 month. 3,000  
 Same to Calvin Burr. 125th st, s s, 275 e 2d av, 25x100. Dec. 16, due Jan. 1, 1889, 5 %. gold, 18,000  
 Same to Margaret Ten Eyck Wendell, Cazenovia, N. Y. 125th st, s s, 250 e 2d av, 25x100.11. Dec. 16, due Jan. 1, 1889, 5 %. gold, 18,000

KINGS COUNTY.

DECEMBER 18, 19, 21, 22, 23.

Auer, John, to Marianna A. Ogden, et al. exrs. W. B. Ogden. Heyward st. P. M. Dec. 3, 1 year, 5 %. \$2,700  
 Same to same. Rutledge st. P. M. Dec. 3, 1 year, 5 %. 4,200  
 Archer, Jacob W., to Hezekiah S. Archer. Greene av, No. 423. P. M. December 21, 1 year, 5 %. 8,500  
 Bossert, Jacob, to The German Savings Bank, Brooklyn. Marcy av, s w s, 75 s e Middleton st, 25x79.3x25x79.7. Dec. 19, due June 1, 1886, 5 %. 3,500  
 Boyce, Frances A., to George R. Conner et al., exrs. George Ricard. 3d st, No. 181, w s, 96 n South 3d st, 24x101.9x25.4x93.6. Dec. 15, 3 years. 500  
 Byron, Mary K., wife of Oliver D., to The Mutual Life Ins. Co., New York. Partition st, s s, 167.1 w Conover st, 83.4x100. Dec. 15, due Dec. 22, 1886, 5 %. 6,000  
 Barr, Daniel, to Mary C., wife James D. Leary. Wallabout st, s s, 205 e Bedford av. 20x120x21x113. Dec. 12, due Dec. 1, 1888, 5 %. 600  
 Brown, George R., to Charles B. Grannis. Douglass st, s w s, 70 n w 5th av, 20x100. Dec. 22, due Apl. 1, 1886. 2,500  
 Booth, Barnabas H., to Mary E. Tuthill. Barbarine st, e s, 175 s Johnson st, 18x40. Nov. 19, demand. 1,000  
 Bossert, Jacob, to John Auer. Heyward st. P. M. Dec. 17, due Dec. 1, 1886, 5 %. 2,250  
 Brane, Diedrich, to Henry Martin. Gelston av. P. M. June 20, 2 years. 150  
 Brennen, Michael E., to William M. Ingraham. Gates av, s s, 150 w Stuyvesant av, 100x100. Dec. 19, 1 year. 13,000  
 Same to Lula P. McGarry. Gates av, n s, 150 e Patchen av, 25x100. Feb. 28, due July 1, 1887. 1,000  
 Same to same. Gates av, n s, 125 e Patchen av, 25x100. Feb. 28, due July 1, 1887. 1,000  
 Burrill, Mary F., wife of and John, to Elizabeth A. Pratt, admrx. J. Pratt. 5th av, s e s, 25 s w 22d st, 16.8x100. Dec. 19, due Nov. 1, '88, 1,800  
 Same to Isaac Embree. 5th av, s e s, 41.8 s w 22d st, 16.8x100. Dec. 19, due Nov. 1, 1888, 1,700  
 Carlin, William, to David Valentine. Little st, e s, 137.7 n Evans st, 25x85. Dec. 18, due Nov. 1, 1888. 500  
 Carraher, Julia A., to John H. Clayton. Clermont av, w s, 200 s Flushing av, 25x101.3x25x101.1. June 11, 1881, 1 year. 150  
 Chertizza, John, to Emeline M. Vaill. 4th av, easterly cor 37th st, 20x100. Dec. 18, 5 yrs. 2,000  
 Same to same. 4th av, s e s, 20 n e 37th st, 18x100. Dec. 18, 5 years. 1,500  
 Same to same. 4th av, s e s, 38 n e 37th st, 18x100. Dec. 18, 5 years. 1,500  
 Conlon, Margaret E., to Thomas G. Clyne. 21st st, n s, 185 w 4th av, 25x100. Dec. 21, due Dec. 30, 1886. 500  
 Same to same. 21st, n s, 185 w 4th av, 50x100. Dec. 21, due Dec. 30, 1886. 6,500  
 Carberry, John, to John T. Barnard. Gates av, n s, 25 e Marcy av, 25x100. Dec. 1, 5 yrs. 5,000  
 Conley, Belle L., wife of Jefferson B., to Henry C. Murphy. Broadway, n s, 195.2 w 5th st, 43.4x100; 4th st, east cor South 3d st, 24x103.6. All title. Dec. 23, 1 year. 125  
 Connor, Hugh, Deer Park, L. I., to John V. D. W. Turner, Rockville Centre, L. I. Douglass st, s s, 138.5 e Rogers av, 20.3x100. Dec. 22, 3 years. 1,800  
 Cropsy, Harmon W., to Julia C. wife of John A. Latimer. Public road from New Utrecht to Gravesend, centre line adj. land of Robert Speier, Jr., contains 1503-1000 acres. Dec. 17, 1 year. 3,000  
 Cropsy, James to same. Public road from New Utrecht to Gravesend, centre line adj. Robert Speier, Jr., contains 2916-1000 acres. Dec. 17, 1 year. 2,000  
 Dalton, Andrew, to Mary G. F. wife Albert A. Miller, Montclair, N. J. Eldert av, w s, 100 n Baltic av, 25x101.7x25x101.5. Dec. 19, 1 year. 100  
 DeRevere, Gilbert, to William J. Sayres. Monroe st, n s, 150 w Stuyvesant av, 75x100. Dec. 23, due Feb. 1, 1886. 2,000  
 Downey, Martha, wife of Cairn C., to Freeman B. Plumb. Atlantic av, s s, 150 e Grand av, 20x100. Dec. 9, 2 years. 2,000  
 Duffy, Mary, wife of and Dennis, to Seth Low et al., trustees of the Firemen's Ins. Fund.

6th av, easterly cor 16th st, 25x97.10. Dec. 17, due Nov. 1, 1890, 5% 4,500  
 Dodd, Anna B., wife of and Edward W., to Edward B. Cowlis and ano., exrs. Elizabeth A. Blake. Hicks st, s e s, 122.7 n e Love Lane, 25x100. Nov. 30, 1 year, 5% 1,600  
 Degen, Elizabeth J., to Sigmund Bleyer. McKibben st, s s, 150 e Graham av, 25x100. Dec. 21, 5 years. 1,150  
 Duncan Annie, wife of and George, to Emma A. Schley. Cheever pl. P. M. Dec. 22, 2 years, 5% 3,000  
 Day, Edward P., to Alletta V. A. Van Wyck. 55th st. P. M. Dec. 21, due Jan. 1, 1887, 1,500  
 Donohue, Thomas, to Henry Ginnel. Fulton st, s s, 240 e Howard av, 60x100. Dec. 15, 3 years. 6,000  
 Dowling, Mary J., to Joseph Rudd. Clason av, e s, 60.8 n Lexington av, 19.10x80. Dec. 16, 5 years, 5% 2,500  
 Durack, Wina, to Henry E. Roosevelt, exr. Elbert J. Roosevelt. South 3d st. n s 50 e 2d st, 25x75. Dec. 21, 1 year. 1,500  
 Edwards, Corlies, to Robert E. Topping, exr. David and Susan Pierson. 52d st, s s, 260 e 3d av, 20x100. Dec. 17, 3 years. 2,500  
 Flood, Catharine, wife of and James, to Jonathan M. Barkley. Tremont st, n e s, 200 n w Richards st, 20x100. Dec. 16, due January 1, 1891. 903  
 Fitzsimmons, Ellen J. A., to Mary G. F., wife of Albert Miller, Montclair, N. J. Eldert av, w s, 125 n Baltic av, 25x101.8x25x101.7. Dec. 19, 1 year. 100  
 Giles, J. Morton, and Charles E. Schuyler to Elizabeth H. Bowers, Gates av. Grand av. P. M. Dec. 23, due Aug. 23, 1886, 5% 21,000  
 Glen, Eliza J., to Anna E., wife John G. Cozine. Weirfield st, s e s, 155 n e Broadway, 20x100. 2d mort. Dec. 19, instals. 1,700  
 Same to The Williamsburgh Savings Bank. Same property. Dec. 19, 1 year, 5% 2,300  
 Gluckauf, Emily, to John H. Clayton. Nassau av, w s, 200 n 1st st, 75x150, New Lots. March 12, note. 300  
 Golding, Kate, to Henry P. and Mary A. E. Souderman. Benson av. P. M. Oct. 24, 2 years, 5% 1,000  
 Grasman, Louisa, wife of and Henry, to Samuel M. Meeker, exr., &c., W. Wall. Bainbridge st, s e cor Patchen av, 100x72. Dec. 21, 1 year, 5% 1,500  
 Gibbons, Maria E., wife of and Thomas J., to Mary E. King. Front st. P. M. Dec. 15, 10 years, 5% 12,000  
 Harvey, George, to Mary M. Hopkinson. Washington av, w s, 21.6 n Greene av, 19.6x112. Dec. 18, 1 year, 5% 15,000  
 Heath, Frances M., wife of and Henry, to Geo. F. Penticost. Macon st, s s, 280 e Marcy av, 20x100. Dec. 22, 1 year. 2,500  
 Jacob, Lewis, to Sarah M. Mygatt and ano., trustees for Sarah M. Mygatt. Fulton st. P. M. Dec. 21, due Nov. 1, 1890, 5% 5,000  
 Kalb, John O., to The German Savings Bank, Brooklyn. George st, n w s, 222 s w Knickerbocker av, 25x80. Dec. 16, 1 year, 5% 2,700  
 Keith, Elizabeth F., to John C. Smith and ano., exrs. C. Brush. Clinton st, w s, 150 s Harrison st, 25x92.8. Dec. 18, due Jan. 1, 1889. 1,200  
 Kenny, Peter D., to John Morgan. Van Buren st. P. M. Dec. 19, 1 year. 1,200  
 Kirkman, Ralphina, to Joseph M. Greenwood. 16th st, s s, 73.10 e 7th av, 16x100; 16th st, s s, 105.10 e 7th av, 44x100; 16th st, s s, 281.10 e 7th av, 16x100. Dec. 21, note. 900  
 Kelly, John, and Emma his wife, to Claus Martins, exr. George Hunold, Van Brunt st, w s, 125 s Dikeman st, 25x90. Dec. 22, due July 1, 1886. 1,600  
 Kruse, Louis A., to Adraetta Goodwin, New York. Herkimer st, n s, 130 e Hopkinson av, 15x100. Dec. 23, 3 years. 2,300  
 Same to same. Herkimer st, n s, 160 e Hopkinson av, 15x100. Dec. 23, 3 years. 2,300  
 Same to Elizabeth W. Aldrich. Herkimer st, n s, 115 e Hopkinson av, 30x100; Herkimer st, n s, 160 e Hopkinson av, 15x100. Dec. 23, 1 year. 473  
 Kuntz, John, and Frederick Holthausen to The Greenpoint Savings Bank. Kent st, s s, 275 w Manhattan av, 3 lots, each 17.9x95. 3 morts., each \$4,000. Dec. 22, 1 year, 5% 12,000  
 Linkin, Benjamin, to Samuel M. Pettengill. Madison st. P. M. Dec. 23, 1 year. 9,000  
 Same to same. Madison st, Lewis av. P. M. Dec. 23, 1 year. 9,000  
 Lockwood, Angelena C., wife of Isaac B., to The Williamsburgh Savings Bank. Decatur st, n s, 358.4 w Reid av, 16.8x100. Dec. 23, 1 year, 5% 2,000  
 Loffler, George, to Walter R. Wood. Evergreen av, w s, 54.9 s Jefferson st, 27.4x112.4x25x101.2. Dec. 23, 5 years, 5% 2,500  
 Lakeland, Ella, wife of and William. to Augusta wife Edward Hauser. Coney Island Road. P. M. Dec. 1, 1 year. 500  
 Lamb, James W., to Benjamin R. Meserole. Garden st. P. M. Dec. 1, 3 years. 600  
 Landthaler, Catharine, to Caroline S. Horn. Box st. P. M. Dec. 18, instals. 400  
 Larned, William S., as guard. of Julia H. Stockwell, to The Williamsburgh Savings Bank. Macon st, n w cor Marcy av, 235x100. Infant's share. Dec. 19, 1 year, 5% 12,000  
 Lawson, John N., to John T. Barnard. Evergreen av, w s, 125 n De Kalb av late Chesnut st, 62.9x100. Dec. 17, 2 years. 550  
 Loeffler, Christina, wife of Adam, to Christian Hageman. Melrose st, s e s, 225 n Evergreen av, 25x100. Dec. 5, 5 years, 5 1/2 % 3,800  
 Lynch, William and Ellen, to Catharine L. Wood. 39th st, n s, 250 e 8th av, 25x141.8x25.1x140.8. Dec. 19, 5 years. 500

Maass, William F., to William M. Scott. Butler av. P. M. Nov. 3, 5 years. 1,200  
 Martin, Levi V., to Thomas Stratton. 55th st, s s, 450 w 2d av, 3 lots, each 16.8x100.2. 3 morts., each \$1,200. Dec. 19, 3 years. 3,600  
 McCaulay, Thomas, to Adon Smith, committee of Sidney Smith. 18th st. P. M. Dec. 1, 3 years, 5% 3,500  
 Same to same. 18th st. P. M. Dec. 1, 3 years, 5% 3,500  
 Miner, Mary L., to Mary W. Smith. Sidney pl, w s, 104.5 n State st, 21.1x100x23.9x100. Dec. 22, due Jan. 6, 1886. 325  
 Moore, Thomas J., to Daniel P. Barnard. Flushing av. P. M. Nov. 23, 3 years, 5% 3,400  
 McMahon, Francis J., to Asa W. Parker. 6th av, s e cor 10th st, 100x90. December 17, demand. 10,000  
 Same to Daniel Doody. Same property. Dec. 17, demand. 5,000  
 Moon, Sarah, to Libbie S. Russell. State st, n s, 145 e Nevins st, 20x100. Dec. 17, due Jan. 1, 1888. 5,300  
 Moore, Hiram, to The Mutual Life Ins. Co., New York. Park pl, n e cor Nostrand av, 200x175.6; Prospect pl, s s, 100 w Nostrand av, 100x80. Dec. 17, 1 year. 12,000  
 Morehouse, Sarah J., wife of David B., to Richard Mowbray. De Kalb av, n w s, 305.6 n e Evergreen av, 18.6x90.8x19.7x97.1. Dec. 21, 3 years. 1,750  
 Mulledy, Maria, wife of Patrick, to Charlotte A. Bruce, Southampton, L. I. Halsey st, s s, 250 w Reid av, 16.8x100. Dec. 19, due Jan. 1, 1889, 5% 3,000  
 Same to Mary A. Bruce, Southampton, L. I. Halsey st, s s, 216.8 w Reid av, 16.8x100. Dec. 19, due Jan. 1, 1889, 5% 3,000  
 Same to Annie H. Bruce, Southampton, L. I. Halsey st, s s, 233.4 w Reid av, 16.8x100. Dec. 19, due Jan. 1, 1889, 5% 3,000  
 McLaughlin, Ann, and Richard J. McConnell to John Williamson. 5th av, e s, 65.2 n Sterling pl, 20x76.8x20.4x80.8. December 19, 3 years. 6,000  
 Same to James Williamson. 5th av, e s, 85.2 n Sterling pl, 20x72.8x20.4x76.8. December 19, 3 years. 6,000  
 McDicken, John, to Mary J. Farrar and ano., exrs. of C. Farrar. Lexington av, n s, 90 w Throop av, three lots each 20x100. Three morts. each \$3,000. Dec. 19, due Jan. 1, 1889. 9,000  
 Same to Thomas S. Strong. Throop av, n w cor of Lexington av. Dec. 19, due May 1, 1886. 1,100  
 Noonan, John, to James S. Voorhies. 86th st, s s, 522 w Gravesend av, 50x195. Nov. 7, 7 years. 600  
 Nolan, Patrick, to Samuel H. Vandewater. Jefferson st, s s, 576.6 e Throop av, 52.6x100. December 9, due Jan. 15, 1886. 1,800  
 O'Brien, Stephen, to Albert V. B. Voorhees. 18th av, e s, 250 n Bath av, 100x110.2x100x115.2. Dec. 19, 5 years. 3,000  
 Oberhofer, Julius M., to Bernard Cruse. Van Brunt st, e s, 60 s Van Dyke st, 20x90. Dec. 22, 3 years. 860  
 Palmer, William H., to Jane Rushmore, Roslyn, L. I. Somers st, n w cor Rockaway av, 75x100. Dec. 18, due Jan. 1, 1888. 2,000  
 Parshall, George H., to Edward T. Hunt, exr. &c., T. Hunt. 53d st. P. M. Nov. 10, 5 years, 5% 294  
 Peck, Rebecca G., wife of and Alfred A. to John J. Harbrick. South Portland av, w s, 522.3 s De Kalb av, 20x100. Dec. 21, 3 years. 4,000  
 Pendleton, James B., to John J. Graham. McDonough st, s s, 76.3 w Lewis av, 18.9x100. Dec. 19, due April 1, 1885. 1,600  
 Pettigrew, Margaret A., wife of and William R. to William Matthews. Rodney st, s e s, 245.2 s w Bedford av, 16.9x100. Dec. 19, 5 years, 5% 2,000  
 Peters, Caroline, to Cromwell G. Macy. Adams st, e s, 257.6 s Fulton av, 25x100. Dec. 19, 3 months. 100  
 Pickering, John, to The New York State Colonization Soc. Cooper pl, e s, 174.8 s Herkimer st, 15.4x97.6. Dec. 19, 5 years, 5% 2,000  
 Same to same. Cooper pl, e s, 114.8 s Herkimer st, 4 lots, each 15x97.6. 4 morts., each \$2,000. Dec. 19, 5 years, 5% 8,000  
 Same to same. Cooper pl, e s, 100 s Herkimer st, 14.8x97.6. Dec. 19, 5 years, 5% 2,000  
 Randall, Stephen M., to The Greenpoint Savings Bank. Norman av, n s, 70 w Lorimer st, 5 lots, each 16x76. 5 morts., each \$1,800. Dec. 17, 1 year, 5% 9,000  
 Riley, George R., to Mary H. F. Topping. 21st st. P. M. Dec. 21, 3 years. 500  
 Reeve, C. Augusta, to Frances M. Baylis. Barbey st, e s, 277.4 s Fulton av, 25x95. Dec. 21, due Jan. 15, 1889, 5% 1,000  
 Reinhardt, Charles, to Catharina Huff, widow. Stag st, s s, 100 w Leonard st, 25x100. Dec. 22, due Jan. 2, 1891, 5% 1,800  
 Steele, Enoch, and Samuel Metcalf to Robert A. Chesebrough. Seabring st, s s, 200 e Richards st, 25x100. Dec. 23, 2 years. 1,000  
 Stroh, Caroline, wife of Herman, to Mary A. Gray. Livingston st, n e s, 329.7 s e Clinton st, 25x160. Dec. 19, 3 years. 2,000  
 Scherber, Franz X., to Lazarus Weil. McKibbin st, n e cor Humboldt st, 25x100. Dec. 18, due Jan. 1, 1888. 326  
 Self, Samuel, to Mary A. Englis. Lorimer st, e s, 245 s Norman av, 25x100. Dec. 18, 5 years. 4,000  
 Shea, Mary C., to South Brooklyn Savings Inst. Henry st, e s, 94 n Degraw st, 22x100. Dec. 8, 1 year, 5% 4,000

Shelly, Mortimer M., to Walter N., Degraw st. Cambridge pl, w s, 171.9 n Fulton st, 25x100. Dec. 19, due Jan. 1, 1891, 5% 500  
 Sterling, Susie F., to Whitehead H. Hewlett. Duffield st, w s, 235 n Willoughby st, 20x100. Dec. 19, due Feb. 1, 1887, 5% 500  
 Stewart, James W., to The Williamsburgh Savings Bank. Halsey st, n s, 275 e Ralph av, 6 lots, each 16.8x100. 6 morts., each \$2,800. Dec. 18, 1 year, 5% 16,800  
 Stirrup, Henry, Mary and Ellen, to Thomas W. Woods and ano., exrs. William N. Woodcock. Hicks st, w s, 25 n Cranberry st, 25x44x25x21 x50x65. Dec. 19, 2 years, 5% 3,500  
 Storm, Caroline, to Seth Low et al., as trustees of the Firemen's Ins. Fund, of Brooklyn. Cambridge pl, w s, 325 n Gates av, 25x100. Dec. 14, due Nov. 1, 1890. 3,500  
 Sutton, Thomas E., to The Greenpoint Savings Bank. Leonard st, e s, 413.4 s Nassau av, 16.8x100. Dec. 19, 1 year, 5% 500  
 Swimm, Theodore W., to Hannah K. Van Vranken. Putnam av, s s, 340 w Nostrand av, 18.4x100. Dec. 4, 1 year, 5% 5,500  
 Schulze, Frederick C., to the Williamsburgh Savings Bank, Harmon st, s e s, 240 s w Central av, 20x100. Dec. 22, 1 year, 5% 2,000  
 Same to Anna E. wife of John G. Cozine. Same property. Dec. 22, instals. 1,000  
 Searing, Bond S., to James M. E. Drake, Boston, Mass. 9th st. P. M. Dec. 12, 5 years. 4,500  
 Smyth, Julia M. wife of Joseph, to William J. Boyle. Chauncey st, n s, 350 w Ralph av, 50 x47.6x50x46.9. Nov. 16, due Sept. 15, 1886. 1,000  
 Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Marcy av, s w cor Ellery st, 25x100. Dec. 22, 1 year 5% 4,300  
 Strebeigh, Lefferts, to Robert M. Strebeigh. Fulton st, Nos. 99 and 101. P. M. Dec. 22, 1 year. 13,000  
 Teare, Daniel, to Charles B. Granniss, exr. C. B. Granniss. Court st, e s, 20 s Warren st, 20.1x83.8x20x86.2. Dec. 17, due Jan. 1, 1891, 5 1/2 % 6,000  
 Thompson, Emma, wife of and Ezekiel R., Jr., to Reuben Mapelsden. 2d st, w s, 181.9 s South 10th st, 18.3x50. Dec. 21, 1 year. 1,000  
 Taylor, Louisa R., to Elizabeth H. Lacey. Clarkson st, s s, 575 e Main st, 75x200. Dec. 16, 5 years, 5% 3,100  
 Underhill, Jeronemus S., to The Kings County Savings Inst. 4th st, n e cor South 9th st, 80 x65. Nov. 20, 1 year, 5% 3,500  
 Wisneski, Amanda, to The East New York Savings Bank. South Carolina av, n s, 56 w Wyckoff av, 25x56. Dec. 14, 1 year. 500  
 Worn, Martin, to The Williamsburgh Savings Bank. Humboldt st, s w cor Siegel st, 125x100. Dec. 19, 1 year, 5% 8,000  
 Widman, Herman, to Franz A. Schneider. Park av, n s, 317.8 w Broadway, 18x100. Dec. 19, 3 years, 5% 1,800  
 Wetzel, Richard E. T., to John Wygand. Scholes st, n s, 62.6 e Lorimer st, 18.9x66. Dec. 22, 3 years, 5% 1,500  
 Will, Johann, to The East New York Savings Bank. Schenck av, w s, 250 n Baltic av, 25x100. Dec. 21, 1 year. 200

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.  
 DECEMBER 18 TO 23—INCLUSIVE.  
 Baumann, Flora, to Joseph W. Baumann. \$5,000  
 Bram, Henry, to Henry M. Gessheid. Assign. judgment recorded as assign. mort. 550  
 Britton, Mary, individ. and as extrx. of Benj. F. Cooper, to Mary Britton. consid. omitted  
 Covell, Robert S., Boston, Mass., guardian of Ruth Simpkins, to said Ruth Simpkins, Yarmouthport, Mass. nom  
 Same to same. nom  
 Cozine, Joseph A., to Chauncey E. Horton. nom  
 Coleman, James H., to Peter W. Gallaudet. 2,500  
 Dorsett, R. Clarence, to Isabella McCormack. 3,021  
 Dutcher, John B., of Pawling, N. Y., to Richard W. Buckley. 10,000  
 Ely, Ambrose K., to John N. Stearns, exr. S. H. Tyng. 7,158  
 Force, Joshua, to Robert and John Boyd, exrs. of J. B. Warden. 808  
 Fairchild, Horace J. and ano., exrs. N. F. Miller, to James G. Wagner. 2,500  
 Goettmann, Marie, to Peter Muller. 1,500  
 Goettmann, Albert, guard. of Marie Goettmann, to said Marie Goettmann. nom  
 Gerlach, Philipp, to Austin Gibbins. 6,000  
 Gibbins, Austin, to Louis Bender. 3,000  
 Hallock, Alice A., and Geo. G., exrs. of G. G. Hallock, to Caroline L. Macy. 18,000  
 Horton, Chauncey E., to Joseph A. Cozine. nom  
 Kissel, Gustave E., to John McL. Nash. nom  
 Loewenstein, Minna G., to The Union Trust Co., trustee of Minna G. Loewenstein. 19,000  
 Lowenfels, Frederick F., to Louis Lowenfels. 2,009  
 Moore, Alexander, to William Rankin. 5,500  
 Moore, Joseph, and James Kearney to Charles E. Fleming. 5,500  
 Maben, Wilber B., Brooklyn, to William J. Northridge. 2,000  
 McBride, Thomas J., to Rosalie C. Tone wife of Theobald W., of Rochester. 5,000  
 McKewan, James B., Orange, N. J., to Elizabeth F. Hickok. nom  
 Meyer, Siegmund T., to Marie A. Sherman, Hempstead, L. I. 8,000



Table listing names and amounts, including John Hone Foster (4,050), Moore, Patrick, to Joseph Moore and James Kearney (10,378), Myers, Matilda, to Amelia M. Goodwin (8,000), etc.

Table listing names and amounts, including Gebauer, P. 149 E. 14th (1,000), Gries, G. 175 Ludlow (1,000), Hirsch, F. 540 N. 3d av. (500), etc.

Table listing names and amounts, including McCormick, J. W. 84 Beaver (325), McKean, Mary. 236 E. 85th (127), Morgan, or Horgan, Carrie A. 369 W. 23d (127), etc.

KINGS COUNTY.

DECEMBER 18 TO 23—INCLUSIVE.

Table listing names and amounts for Kings County, including Adriance, James B., exr. C. Adriance, to Georgiana B. Adriance (\$2,500), Same to same (2,500), Cortelyou, Jacques, to The Star Fire Ins. Co. (8,000), etc.

HOUSEHOLD FURNITURE.

Table listing household furniture items and amounts, including Armstrong, Sallie A. 337 W. 23d (1,200), Auffarth, C. J. 64 Oliver (150), Bailey, Cath. 903 8th av. (200), etc.

MISCELLANEOUS.

Table listing miscellaneous items and amounts, including Alden, J. B. 393 Pearl (2,950), Annicchiarico, G. 34 Mott (100), Barton, E. 214 W. 31st (550), etc.

CHATELLETS.

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

NEW YORK CITY.

DECEMBER 18 TO 23—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures and amounts, including Abrahams, Fanny. 155 Broome (320), Arcularius, Anna M. Southern Boulevard and Leggetts lane (500), etc.

Krause & Co. 213 E. Houston	L. Rothschild. Human Hair M'fy. Fixtures, &c.	600
Kennedy, W. J. 217 W. 26th	H. Killam Co. Carriage.	1,376
Levey, A. A. 104 Fulton	C. E. Rushmore (W. B. Atterbury, by assign.) Machines, &c.	459
Muller, A. Johnson av, near Southern Boulevard	S. & M. Loeb. Cows, Horse, &c. (R)	1,280
Murphy, P. J. 63 Madison	D. Moss. Undertaker's Fixtures.	940
Musico & Longo. 345 E. 24th	G. Cavaliere. Barber Fixtures.	250
Marshall, H. 230 8th av	C. Schweitzer. Fish Market.	100
Milligan, C. T. 383 North 3d av	W. H. Schiefelin & Co. Drug Fixtures.	153
Noll, A. 151 North 3d av	H. Brinckmann. Bakery.	850
Prensky, J. 63 Bayard	Mosler, Bowen & Co. Safe.	125
Parrott, R. Newburgh	W. (Marguerite, extrx.) Flannery. Scows, &c. (R)	2,500
Pulverized Coal and Furnace Co.	146 Broadway	110
Platt, F. C. 151 Monroe	J. Gormley. Horses, Trucks, &c.	3,000
Ridler, G. 223 9th av	Clark & Mangels. Bakery.	120
Robinson & Banks. 188 W. Houston	G. H. Sanborn & Soas. Presses, &c.	200
Requesens, R. 323 Pearl	J. Ryan & Co. Chase, &c.	150
Rodgers, Shanley & Farrell. Highbridge	Hall's Safe & Lock Co. Safe.	100
Ross, S. B. 16 W. Houston	A. Lowenberger. Cigar Fixtures.	100
Sanders, H. L. 357 W. 31st	D. Appleton & Co. Cyclopaedia. (April 26, 1885.)	156
Sandhovel, M. J. City	A. Masters. Horses, Mules, &c.	850
Schang, C. 120 Eldridge	Bertha Weis. Furniture, Cigar Fixtures, &c.	100
Sutherland, A. 217 Centre	Cath. Sutherland. Shop, Fixtures, &c.	700
Sampson, T. 240 E. 113th	A. Hildebrandt. Horse, Carts, &c.	100
Schreiner, J. C. 209 E. 125th	A. & J. Wolff. Horses, Trucks, &c.	550
Schwarsensky, I. 233 Bowery	S. Stein & Co. Tailor Shop, Fixtures, &c.	340
St. Clair & Gibben. 275 W. 23d	J. Bucky. Barber Fixtures.	800
Stumpf, A., & Co. 25 Park pl	W. H. Butler. Safe.	178
Sumner, L. A. 84 Wall	W. O'Connell. Drug Fixtures.	500
Thorpe, H. W. City	M. Armstrong & Co. Carriages.	1,200
Tillotson, H. B. 368 Greenwich	Mary E. Morris. Bakery.	1,500
Tribune Bureau of Literature. 231 Broadway	Clague, Schlicht & Field. Cabinet File.	137
The U. S. Building Co. 32 Liberty	E. B. Hight. Office Fixtures, &c. (Jan. 2, 1884.)	500
U. S. Illuminating Co.	Mercantile Trust Co. Machinery.	400,000
Ury, Emma. 766 2d av	S. L. Laderer. Bakery.	1,000
Volkhardt, A. 33 Av A	F. M. Weiler. Press, &c.	70
Vohs, W. Brooklyn	J. Suhr. Steam Tug, 1/2 part,	4,000
von Kroge, H. 5 Albany	C. Roffmann. Grocery.	200
Voglegang, C. 618 E. 9th	C. Munster. Horse, Wagon, &c.	52
Wiebke, J. 2276 8th av	H. Wiebke. Grocery.	500
Woolcocks, T. J., & Son. 42 Courtland	F. R. Hogeboom. Fixtures, &c.	375
Weir, P. T. 634 Madison av	J. G. Fitzpatrick. Horses, Coaches, &c. (Mar. 28, 1885.)	3,500
Weinberger, B. 59 Essex	B. A. Singer. Store Fixtures.	200

BILLS OF SALE.

Albertson, F. L. 298 Spring	G. R. Johnston. Toy Store.	250
Eckhardt, F., Jr. 188 Spring	J. Doscher. Store Fixtures, &c.	250
Frese, F. 33 Park row	A. Frese. Saloon, 1/2 part.	1,610
Hanley, M. M. 1st av and 53d st	T. O'Neil. Saloon.	1,200
Higgins, Maurice. City	Annie Higgins. Horses, Coach, &c.	800
Mayer, F. City	P. Maling. Patents, &c.	86
McKee, J. 712 9th av	Eliza McKee. Butter Store.	200
Mueller, J. E. 2264 2d av	P. J. Keenan. Saloon.	400
Rohe, A. 147th st, near Brook av	A. Becker. Saloon.	500
O'Connell, J. H. and F. D. 1421 2d av	T. Keane. Saloon.	4,500
Schwab, A., as auctioneer. 137 and 139 Grand	H. W. Schroeder. Saloon.	2,100
Seidel, C. 724 10th av	P. Torgeler. Grocery.	800
Taylor, G. R. City	F. D. Johnstone. Watch.	75

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Devoe, I. L., to A. & J. Wolff. (J. C. Schreiner, Feb. 19, 1885.)	500
McKee, Annie W., to S. S. Wickham. (W. B. Sears, Aug. 26, 1885.)	500
Menninger, G., to H. B. Scharmann. (G. Eberhard, Dec. 26, 1884.)	400
Same to same. (C. and Johanna Pfeleiderer, Dec. 19, 1884.)	600
Meyer, I., to J. Weiss. (H. Friedman, Nov. 16, 1885.)	100
Ruppert, J., to J. Kuntz. (H. Schenk, June 16, 1885.)	48
Thompson, R., to Eliza Tilly. (O. Klepper, Aug. 29, 1885.)	1

KINGS COUNTY.

SALOON FIXTURES.

Bernheim, Isaac. 134 Ewen st	M. Seitz. \$800
Cappers, C. 442 Manhattan av	T. C. Lyman & Co. (R) 1,000
Dengel, J. 50 Lorimer st	H. B. Scharmann. 300
Dougherty, W. F. 243 Flatbush av	T. C. Lyman & Co. 800
Falkenmayer, A. 503 Evergreen av	Williamsburgh Brewing Co. 100
Kiefer, H. 136-142 Scholes st	J. A. Dillmeier. Brewery. (R) 6,715
McLaughlin, T. 245 Bridge st	J. Guigley. 375
O'Donnell, H. 1150 Atlantic av	G. Sieburg. 335
Rowane & O'Neill. 1559 3d av, New York	T. C. Lyman & Co. Saloon. 200
Westpfahl, Marie. 51 Hamilton av	A. Wern-er. Restaurant. 450

HOUSEHOLD FURNITURE.

Adams, G. C. 113 2d pl	E. D. Phelps. Piano. 215
Arthur, Julia L. 35 Dodworth st	F. G. Smith. Piano. 125
Arnold, John. F. Suter. Piano. 180	
Bennett, J. R. 370 Lewis av	F. G. Smith. Piano. 172
Bostwick, J. A. 1140 Lafayette av	F. G. Smith. Piano. 330
Brown, G. 86 Canton st	E. D. Phelps. Piano. (R) 254
Carll, J. S. 681 Atlantic av	E. D. Phelps. Piano. 185
Chapman, Anna E. 18 Maspeth av	Jacob Bros. Piano. 205
Cooke, G. 411 18th st	F. G. Smith. Piano. 169
Cunningham, Margt. T. 423 Quincey st	M. L. Coonan. 200
Carpenter, J. G. 61 Putnam av	Anderson & Co. Piano. 265
Cendell, Isabel. 83 Calyer st	C. Peasell & Co. 1,199
Ellis, Madeline. 985 St. Marks av	A. C. Flatley. 287
Fitzsimmons, Mary. 40 Carroll st	F. G. Smith. Piano. 100
Hoffman, J. M. 599 Bushwick av	F. G. Smith. Piano. 225
Holmes, G. H. 343 Grand st	V. Stratler. 100
Jourdan, T. 28-32 Fulton st	J. Kiefer. 1,000
Jones, O. O. 182 Bergen st	E. D. G. Jones. 400
Linton, Mary J. 476 Grand av	F. G. Smith. Piano. 300
Loveain, L. 750 Herkimer st	F. G. Smith. Piano. 250
Middleton, Annie F. 76 North Oxford st	F. G. Smith. Piano. 350
Moser, Caroline. 21 Fayette st	F. G. Smith. Piano. 190
McGrath, Ella. 288 14th st	Anderson & Co. Piano. 180
Moran, Mary. 266 Throop av	V. Stratler. 100
Plusch, Cath. 72 Jackson st	Jacob Bros. Piano. 335
Ryder, Mary E. 146 Concord st	F. G. Smith. Piano. 220
Snyder, N. 23 Poplar st	S. I. Herschman. 508
Slaughter, R. & Alice. 18 Clermont av	W. H. Bartow. 150
Schmidt, Mrs. Geo. 159 North 6th st	Jacob Bros. Piano. 190
Smith, C. A. 202 Sands st	E. D. Phelps. Piano. 275
Smith, J. Z. 81 Tompkins av	E. D. Phelps. Piano. 115
Smith, Lavinia. 400 South 3d st	Jacob Bros. Piano. 325
Tompkins, N. A. 220 Eckford st	F. G. Smith. Piano. 170
Una Voca Assoc. 7th st near 6th av	Hook & Hastings. Organ. 1,200
Watson, G. H. 354 Gold st	A. C. Flatley. 351
Williams, Eliza A. 303 South 2d st	F. G. Smith. Piano. 260
Whittaker, Ellen. 79 Garfield pl	Emma C. Underhill. Piano. 810
Yerby, R. B. Union st	J. E. Murray. 655

MISCELLANEOUS.

Apel, A. F. 600 5th av	John Matthews. Soda Water Apparatus. 375
Baulser, W. 441 Pacific st	T. Albertson. Watch, &c. 100
Ballou, H. H. 60 Greenpoint av	J. English. Horses and Wagons. 500
Clarry, John A. 26 Court st	Marvin Safe Co. Safe. 90
Dodd & Patterson. 31 W. 13th st, New York	R. Hoe & Co. Machinery. (R) 1,125
Elliott, E., and G. F. Odell. Cor Meserole av and Lorimer st	J. B. Odell. Skating Rink Fixtures. 500
Glickoff, Isaac. 186 and 188 Wooster st, New York	I. Bernstein. Machinery. 1,450
Graper, H. A., and H. W. Hart. Cor Brooklyn av and Herkimer st	J. Moll. Grocery. 800
Groot, G. F. 1038 Broadway	Mosler, Bowen & Co. Safe. 60
Green, C. M. 74 Beekman st, New York	H. A. Drake. Presses. (R) 6,226
Hay, P. 216 6th st	H. E. Williams. Horse, Wagon, &c. 100
Kent, W. H. Cor Henry and Middagh sts	S. W. Kent. Butcher Shop, &c. 300
Lessan, M. 564 Grand st	Marvin Safe Co. Safe. 50
Lange, H. W.	Mosler, Bowen & Co. Safe. 70
Murray & Evans	Hall's Safe and Lock Co. Safe. 65
McCurdy, J. Pacific st	Rachel McCurdy. Horse, Wagon, &c. (R) 400
McKay, Sarah J., to William Wilson. Dry-Goods Store, 703 3d av.	500
Platt, F. C. 151 Monroe st	J. Gormley. Horses, &c. 3,000
Reilly, P. H. 24 to 34 New Chambers st, New York	G. H. Morrill & Co. Presses. 1,124
Robinson, W. W., and A. A. Banks. 188 w Houston st, New York	Geo. H. Sanborn & Sons. Press, &c. 200
Steiger, F. C. 8 McDougal st	M. Eckert. Barber Shop. 300
Sheridan, Mary E. 108 Reid av	Long Island Brewery. Saloon. 1,500
Speciola, F. 25 Nassau st	Archer Mfg. Co. Barber Shop. 70
Stevenson, Georgina, to John Cooney. Drug Store, 305 Halsey st.	390
Talnan, J. 250 Plymouth st	W. Titus. Machinery, &c. 200
Taylor, H.	Hall's Safe and Lock Co. Safe. 75
Toshach & Jackson. 23-29 Franklin st	Sarah M. Covell. Horses, Trucks, &c. 1,000
Same.	T. B. Jackson. Horses, Trucks, &c. 1,500
Van Woert, F. T. 152 Noble st	Marvin Safe Co. Safe. 67
Walters, J. H. Cor Gates and Franklin av	Hall's Safe and Lock Co. Safe. 150
Winfield, C. H. 531 Gates av	Marvin Safe Co. Safe. 70

BILLS OF SALE.

Eichler, John, to Meta Frese. Grocery Store, n w cor Bond and Butler sts.	1,424
Same to same. Butcher Store, s e cor Bond and Butler sts.	50
Frese, Ferdinand, to John Eichler. Butcher Store, s e cor Bond and Butler sts.	50
Same to same. Grocery Store, n w cor Bond and Butler sts.	1,425
Lewis, Daniel, to William A. Lewis. Stock and Fixtures, 52 Walcott st.	1,500
Twomey, William, to Mary A. Twomey. Shoe Manufactory, 377 and 379 Broadway.	1,200

JUDGMENTS.

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

NEW YORK CITY.

Dec.	
18 Ahrendt, Adolph—Louis Rothstein.	costs \$122 07
18 Austin, William R.—T. I. Richman.	837 41
19 Ashby, Florence A.—Heiman Kohnstamm.	220 82
19† Atwood, Marie—J. L. Davies, Jr.	321 45
21 Attrill, Henry Y.—A. S. Hatch.	164,835 52
22 Asher, Philip—Bartlett Smith.	25 16
22 Adams, J. Melvin—Elliott Zborowski.	3,663 55
23 Allen, George W.—Catherine Cahn.	94 89
23 Atwood, Marie E.—Joseph Stiner.	196 43
23 Anderson, Otis—Lippman Tannenbaum.	498 00
23 Ayres, Phinny } Sarah J. Doying	
Ayres, Samuel E. }	costs 46 33
24 Abelson, Joseph M.—Solomon Steinfeld.	148 75
24 Atwood, Marie E.—A. L. Phillips.	134 45
18 Berdell, Charles P.—Theodore Berdell.	33,939 19
19 Bradley, Patrick H.—F. B. Thurber	217 05
19 Brumfield, Eva—Joseph Park.	280 15
19 Bergimini, Emiliano, P.—L. H. Viemeister.	costs 72 63
19 Barnes, Frederick E.—Michael Coleman.	costs 83 21
19 Berrey, George W.—Robert Auld.	527 44
19 Bowe, Peter, Sheriff, &c.—James Swatt.	788 75
19 Butler, Charles Henry—J. H. Seaman.	277 56
19 Brooke, Edwin B.—Herbert Mason.	1,595 13
21 Bliss, Evelina M. } H. B. Laidlaw, as	
Bliss, Henry H. }	Chamberlain of City N. Y. (D) 42 90
21 Brassell, Frederick—W. J. Holmes.	83 15
21 Black, Alexander G.—Gilbert Porteous.	2,040 43
21 Bierstadt, Albert—G. S. Sedgwick.	2,317 89
21 Bernstein, Harris } Morris Alexan-	
Bernstein, David }	der 87 65
21 the same—Thomas Goldstein.	717 65
21 the same—Nathan Hutkopf.	217 65
22 Byrnes, Perry F.—W. H. Ransom.	73 50
22 Boies, Henry M.—J. A. Bigelow.	415 18
22 Blanchard, Virgil W.—J. F. Wyckoff.	513 81
22 Barker, Samuel P.—Frank Johnson.	costs 32 85
22 Bader, Aaron—Henry Wallach.	1,389 18
22 Banta, Jacob J.—J. E. Naughton.	326 00
22 Brummer, Herman—Christian Glimm	350 44
22† Bruce, Mary, wife of Matthew, 294 6th av—N. Y. Newspaper Union.	140 23
Burtnett, Henry B. } The Oriental	
Burtnett, Emma B. }	Bank. 1,537 47
Byrd, George J.	
23 Bischoff, Emil } C. F. Stoll.	2,645 27
Bischoff, Charles }	
23*Boediger, John—Anthony Fischer.	48 25
23 Baker, Edmund S., Jr.—W. E. Clark.	3,619 20
23 Bradt, James P.—Mary A. Kettleman, admrx.	costs 128 70
23 Brady, James B.—Health Dep't, City N. Y.	59 50
23 Brower, Warren G.—E. D. Smith.	962 19
23 Burrus, Henry M.—Richard Grant.	965 00
23 Blanchard, Virgil W.—Ann D. Lee.	497 45
23 the same—the same.	982 34
19 Corwin, William S.—H. B. Kirk.	239 01
19 Conklin, Thomas M.—Henry Nichols	88 04
19 Cocks, Lydia C.—C. H. Read.	4,336 30
19 Corwine, Quinton—F. M. Townsend.	30 87
19 Celli, Murio—Mary A. Lyddy.	86 85
19 Clarke, George O.—Robert Auld.	527 44
21 Clark, James B.—J. D. Nutt.	104 66
21 Campbell, James P.—J. A. Callaghan.	32 50
21 Cohen, Hiram—C. M. Stewart.	169 32
21 Conant, Eusebia F.—Charles Whitehead.	428 38
21 Cohen, Harris—Louis Kram.	64 00
21 Cohen, Solomon, one of the Marshals of City N. Y.—Sarah Taylor.	47 62
21 Coplin, Solomon—Sheppard Knapp.	613 50
21*Combs, Robert H.—F. O. Herring.	128 35
21 Conant, Eusebia F.—American Facing Co.	86 83
Cahn, Julius P.	
22 Cahn, James P. }	Lena Rose. exrs. of Julius Meyer (D) 2,184 83
22 Cragin, Aaron H.—Orleans Co. Nat. Bank.	282 74
22*Cohn, Samuel—J. M. Valentine.	318 25
22 Cragin, Aaron H.—E. K. Hart.	403 88
22 the same—A. S. Warner.	348 23
23*Cassell, Henry—Charles Cooper.	85 36
25 Cane, Marcus W.—E. P. Merwin.	327 74
23 Costello, Michael J.—W. E. Bird.	74 16
24 Chapman, Sarah F.—Francis Spicer	462 02
24 Connor, Charles F.—G. R. Pelton.	118 67
24 Connor, Nicholas—Thomas Miller, Jr., as assignee of Rowe & Denman, for benefit of creditors.	320 47
24 Cahn, Oscar—C. A. Herpich.	546 39
19 Dunham, John B.—James Regan.	costs 67 20
19 Dawson, Ralph—Andrew Harrison, admr.	4,133 57

19 Dunham, Henry R. — Seneca D. Powell.....	449 77	21 Johnson, Charles E.—Florence A. Johnson.....	8,305 08	19 Pitt, Henry Maeder—William Davidge.....	557 57
21 Doying, Ira E.—F. P. Olcott, as receiver of the Wall Street Bank... 1,267 30		23 Jacobsen, Charles F.—Charles Bradley.....	2,156 96	21 Paige, William F.—F. O. Herring... 128 35	
21 the same—the same.....	1,294 52	23 Jarvis, Mary H., as admrx. of Judson Jarvis—Anna B. Cavarly... 2,462 29		22 Peek, Cornelius W.—J. H. Boschen... 677 91	
21 Del Gaizo, Pasquale—Solomon Reiss the same—Maria G. Del Gaizo... 736 50		24 Johnson, George F.—Health Dep't City N. Y.....	59 50	22 Plewss, William } Eliza Stratton, as as sole surviving trustee of J. L. Stratton.....(D) 2,514 67	
22 the same—Louis Runkel.....	79 79	24 the same—the same.....	59 50	22 Plaut, Amand—William Turnbull... 513 99	
22 Diehl, Louis—Joseph Eagan.....	120 73	18 Kelley, Peter R.—John Simmons... 1,044 63		22 Parks, Robert H.—C. K. Billings... 15,266 33	
22 Dickinson, Edward J.—S. W. Ely... 281 96		18 Kaufold, Nicholas—Bridget Horrigan.....	50 00	23 Paine, Augustus G.—R. P. Rothwell costs 89 99	
22 Decker, John P.—Thos. Mulry... 180 67		19 Kelly, John A.—Emery M. Van Tassel.....	650 25	23 Patterson, Charles G.—C. F. Wetmore.....	448 06
22 Dillingham, Horace E.—C. K. Billings.....	15,266 33	19 Kopp, Frank C.—Edwin Childs.....	69 78	24 Pearce, Henry O.—Hanover Nat. Bank, of City N. Y.....	6,327 74
22 Dorr, Albert H.—Pratt Mfg. Co.... 706 40		19 Kupiasky, Mary—F. B. Thurbs... 363 21		24 Plant, Amand—O. H. Hayes.....	916 47
23 Del Gaizo, Pasquale — Ramsay Crooks.....	635 53	19 Kethman, Frank C.—Richard Seekamp.....	86 56	19 Quincey, Charles E.—Addison Cammack.....	79,041 84
23 Dalton, Samuel—C. F. Matilage... 1,157 80		19 Keator, Thomas R., as survivor of Robert R. Crane—F. O. Norton... 627 67		18 Rae, Amelia Stuart—H. D. Nicoll... 380 69	
23 the same—the same.....	1,294 91	19 Kearney, Nora E.—Aaron Claffin... 231 38		19 Rogers, Nathan L.—Norman Stitch... 73 50	
23 Davidson, Alexander V.—Douglas Taylor.....	213 09	21 Korten, John, alias A. Jahn, &c.—Max Freund.....	170 57	19 Rucquot, Frederick—Frederick Imbut.....	92 50
23 Dahlem, John—Anthony Fischer... 48 25		21 Knochenhauer, Henry, Jr.—F. H. Leggett.....	101 17	19 Roemer, Louis H., as general partner of the firm L. H. Roemer & Co.—J. D. Heins.....	128 94
23 Dougherty, Samuel W.—Christian Volzing.....	295 35	21 Kennedy, Joseph—N. J. Silk Co.... 384 51		19 Rahming, John C.—C. V. Fornes... 125 59	
23 the same—Daniel Wetterau... 857 34		21 Kuhn, George—L. C. Tufts.....	157 95	19 Reilly, Josephine—August Schulze... 114 45	
23 Drake, William F.—Alexander Christie, as exr. of John Hunter... 193 38		22 Kendall, William—G. V. Williams... 211 86		19 Russell, Electa L.—Mary H. Anderson.....	451 50
24 Delgazio, Pasquale — Kaufman Worms.....	258 50	22 King, Manning A.—J. M. Valentine 23+Katz, J., doing business at 251 East 33d st.—Herman Passavant.....	384 78	19 the same—A. S. Russell.....	516 50
24 Dayton, James R.—Laura H. Dayton.....	53 15	23 Kilmer, Nelson B.—N. Y. Central & Hudson River R. R. Co.....	116 11	21 Reilly, Bernard O.—Margaret Kelly, admrx. of J. C. Kelly.....	876 23
19 Ewing, William A.—Milton Rathbun.....	99 61	23 Kitzon, Louis A.—Daniel Stone... 174 18		23 Rand, Ezekiel Carmon M.—Home Lee Bank Note Co.....	211 79
22 Entrup, Anna Maria—Henry Randel, trustee.....	1,085 57	24 Kohlsaet, John W.—E. J. McCann... 166 66		23 Reynolds, James E.—John Magovern.....	175 46
22 Ebbets, James S. or T.—Hannah Manues.....	44 90	24 Klan, Aaron M.—W. P. Wernwag... 144 30		23 Rollins, George M.—Alfred Smith... 148 50	
23 Ellison, Bennett W.—David Stone... 174 18		24 Kelly, Mary — Health Dep't, City N. Y.....	59 50	23 Rooney, John H.—W. G. Brown, exr 24 Rouse, Philip P.—J. W. Teufels... 265 46	
24 Early, John — Health Dep't City N. Y.....	59 50	24 Kelly, John—J. C. Hughson.....	618 95	19 Stuart, Margaret E. Dunbar, as extrx. &c.—N. Y., New England & Western Investment Co.....	577 53
24 the same—the same.....	59 50	18 Lotz, Valentine—Elizabeth Baer... 49 00		19 Specht, William—G. C. Liska.....	266 25
19 Friedman, Louis—H. B. Kirk.....	150 68	19 Lamson, Albert C.—H. B. Kirk..... 239 01		19 Schwartz, Ludwig, as surviving partner of the late firm of L. Schwartz & Son—Albany County Bank... 242 39	
19 Ferris, Michael—People of State N. Y.....	100 00	19 Lediard, Howard D.—W. C. Duyckinck.....	95 60	19 Seckel, Morris—F. B. Thurber... 92 36	
21 Flagg, Jared—C. P. Schultz.....	95 54	19 Lenz, Justus—Henry Steinhart... 62 80		19 Shiels, Thomas—People of State N. Y.....	100 00
23 Fiels, Annie—William Nelson.....	102 15	19 Levy, Wolf—Lewis Friedman... 207 35		19 Schleiermacher, Pauline — August Schleiermacher.....	142 50
22 Frech, Charles—Henry Randel, as trustee of C. M. Franks.....(D) 1,085 57		19 Lawrence, Frederick M.—Herbert Mason.....	1,595 13	19 Sheridan, John—J. H. Seaman... 277 56	
Fowler, Anderson } E. D. Betlens 7,551 29		21 Lewis, Thomas C. } N. J. Silk Co. 384 51		19 Schenk, Samuel K.—Geneva Nat. Bank.....	271 50
Fowler, George H. } 22 Fowler, Robert D. } 21 Levy, Augustus H., as exr. of Adolph Levy, one of the defendants—Hyman Sarner..... 3,071 40		22 Lipson, Henry—Francisco Bianchi... 841 46		19 Spencer, Harvey, Sr.—Martin Kedian.....	61 52
Fowler, John } 22 Leavitt, George A.—R. M. Hoe... 4,571 28		22 Leavitt, George A.—R. M. Hoe... 4,571 28		21 Stevenson, Joseph } A. B. Cran-Stevenson, John H. } dall... 299 64	
Friedman, Morris—Jennie Geuser... 255 67		22 Lasher, Henry—W. A. Towner... 165 26		21 Shoemaker, Frank L.—H. D. Nicoll... 1,389 94	
23 Fisher, Louis, as sole and surviving partner of L. Fisher & Bro.—A. H. Schutz.....	306 14	22 Lockwood, Julian L.—E. T. Dobbins 23 Lyons, Bernard J. — Macpherson Smith.....	201 71	21 Sturm, Henry—M. P. Ryan..... 486 63	
18 Goldstein, Bernhard } Herman Goldstein, Isidor } Iell... 174 20		23 Link, Frederick. } C. F. Matilage... 1,294 91		21 Sherwin, Frank R.—S. B. Elkins... 14,074 64	
18 Graham, John W.—John Simmons... 1,044 63		23 the same—the same.....	1,157 80	21 Soutter, William K.—A. S. Hatch... 164,835 52	
19+Gregory, David W.—J. L. Davies, Jr.....	321 45	23 Lynch, James A.—Henry Steinhart 24 Lazarus, Louis—T. F. Burke.....	84 80	21 Schwenk, Samuel K.—Henry Cranston.....	638 76
21+Gazlay, David M.—Bernhard Bopp... 50 75		24 Lediard, Howard — Manhattan Oil Co.....	270 08	21 Steerman, Isaac—Simon Oppenheimer.....	164 96
22 Green, Charles M.—R. M. Hoe... 4,286 84		19 Mayer, Joseph—H. B. Kirk... 150 68		21 Sturman, Wolf—Louis Hirsch... 61 26	
22 Gilbert, James A.—Third Av. R. R. Co.....	420 36	19 Masterson, John S.—Caroline Seaman.....	293 23	21 Steuerman, Isaac—Edward Oberndorf.....	118 40
22 Gottschalk, Albert—Somerset Distilling Co.....	463 07	19 Milbury, Arthur—J. W. Vickerman 21 Morris, Henry } Samuel Street... 887 88		21 Shoemaker, Frank L.—H. D. Nicoll... 243 61	
22 Griffiths, Ella—C. F. Glimm.....	287 23	22 Meyer, Charlotte, extrx. of Julius Meyer—Lena Rose.....(D) 2,184 83		21 Sands, James G.—C. W. Hatfield... 1,679 29	
22 Gleeson, William—Emil Stern... 256 97		22 Morgan, Samuel J. } Frank John-Morgan, George P. } son... costs 32 85		22 Saunders, Rolfe S.—E. T. Dobbins... 357 96	
22 Griessman, Charles—Horace Maxwell.....	499 91	22 Morris, William—Emily W. Emmens..... costs 46 97		23 Stoddard, Uriah M.—G. H. Moller... 632 93	
23 Goldsmith, Jacques — Henry Newman.....	192 96	22 Murray, Joseph P.—Charles Frazier 23 Mackintosh, Edward P. — A. L. Simonson.....	124 40	23 Stossel, Ferdinand—Charles Schlesinger.....	128 19
23 Goodrich, Edwin R.—A. J. Altman costs 67 44		23 Meuer, Joseph. } Simon Epstein... 145 90		23 Schlienfeld, Casper H.—F. P. Eppens 23 Sears, Winthrop B.—D. C. Robbins... 473 90	
23 Gerdes, George H.—Henry Dahnke... 38 00		23 Michaelis, Anna—M. J. Fitzpatrick... 159 24		23 the same—Tarrant & Co..... 263 80	
24 Granger, E. J.—Adlert Weldon... 30 14		23 Megrue, Frank N.—J. W. Bush, as exr. &c. of M. P. Bush... 684 92		24 Spicer, Henry } Francis Spicer... 462 02	
24 Goudchaux, Henry—Louis Blun... 619 85		23 Masterson, Peter—C. G. Cornell, general assignee of Charles Bellows & Co.....	31 62	24 Sutton, James F.—A. J. Campbell... 98 84	
24 Gardner, Henry — American Exchange Fire Insurance Co.....	1,058 08	24 Murphy, Mary J.—T. S. Brennan, exr.....	215 25	24 Simmonds, Alfred — Florence Edward.....	529 10
24 Goodwin, Henry L.—E. W. Hazazar 19 Hanrahan, William H. — William Granger.....	193 28	24 the same—the same.....	3,317 35	24*Silliman, Solomon A.—C. H. Meyer... 214 50	
19 Hirsch, Albert—C. A. White..... 443 05		24 Moeller, Rudolph—Jacob Loeb... 8,819 54		24 Schmitt, Carl—George Ehret..... 120 75	
19 Horak, Ferda — Rudolph Schoverling.....	413 35	24 the same—Dora Moeller... 10,109 18		19 Smith, Samuel Greenwood—Herbert Mason.....	1,599 44
19 Hall, Charles } Lewis Jacobs... 1,963 10		24 Mather, Charles L.—Richard Grant... 618 95		19 Thoesen, Mathew—J. K. Young... 114 91	
21 Hamilton, Carrie A. — Bernhard Bopp... 50 75		19 McCoy, Patrick J.—Henry Steinhart... 37 78		19 Tuthill, Benjamin F.—John Matthews.....	32 00
21 Haggerty, Jeremiah—James Slevin... 195 74		19 McAllum, John—W. C. Duyckinck... 95 60		22 Thompson, Harry P.—W. H. Ransom.....	73 50
21 Homans, Benjamin—J. F. Smith... 11,894 59		22 McGrath, James—Aaron Claffin... 180 74		22 Taylor, Morris—Horace Maxwell... 499 91	
21 Hogan, John—A. H. Hamblin... 201 56		22 McEvoy, Michael—Thomas Mulry... 130 37		23 Tillinghast, Philip—R. P. Rothwell costs 89 99	
22 Hastings, William—W. L. Brown... 597 12		23 MacKintosh, Edward P.—A. L. Simonson... 199 95		24*Thalman, Joseph—Moses Strauss... 226 98	
22 Hamburger, Heimmann — Charles Kahn.....	1,780 14	23 McNulty, Robert—Emil Stern... 123 56		24 Torges, Lena—Joseph Goddard... 1,534 79	
22 Hamilton, George W.—W. P. Earle... 20,418 68		23 MacIntire, George R.—H. C. De Band... 865 08		24 Tesserand, Augustus—Billings Taylor.....	82 78
22 Harkins, Daniel H.—Reuben Smith... 419 12		23 MacIntire, George R.—H. C. De Band... 865 08		18 The Export Trading Co. (Lim.)—G. F. Basset.....	174 98
22 Hayman, Charles } Philadelphia & Reading R. R. Co..... costs... 140 37		23 McCool, Nicholas A.—W. J. Beardsley... 261 72		19 El Oro Mining Co.—W. A. Tanneck... 8,084 05	
23 Hanfeld, Christian—Charles Cooper... 85 36		24*McAllum, John—Manhattan Oil Co... 270 08		19 The G. W. Cross Blank Book Mfg. Co.—C. B. Hewitt.....	86 79
23 Haggerty, George A., as exr. of John Malloy—Cecilia Keppler... (D) 105 16		22 Neely, Edwin R.—New Home Sewing Machine Co.....	32 87	19 Mecox Bay Oyster Co. (Lim.)—H. H. Arthur.....	77 89
23+Hawkins, Wilhelmina—Mayer Michaels.....	132 53	24 Nicholas, Joseph W.—C. H. Meyer... 214 15		19 The Richter Electric Light Co.—W. E. Andarise, exr... 250 61	
23 Hall, Charles } Hanover Nat. Bank City N. Y. 6,327 74		21 O'Reilly, Bernard—Margaret Kelly, admrx. of J. C. Kelly.....	876 23	19 The Export Trading Co. (Limited)—The John P. King Mfg. Co.....	1,511 09
23 Hall, William J. } 23 Hull, Richard L.—M. T. Damaher... 411 45		24 Olliffe, Cornelius W.—Sarah B. Olliffe.....	29,202 47	21 Bandolph Mining Co.—H. A. Spears... 7,133 75	
23 Hirsch, Albert—J. C. Hughson... 274 42		19 Pearce, Henry O.—Lewis Jacobs... 1,963 10		21 The Howard Weather-proof Paint Co.—Stephen Caruana... 234 56	
23 the same—the same.....	536 62			21 United States Ice and Refrigerating Co.—S. C. Reed... 337 18	
23 Hirsch, Albert—the same.....	618 95			21 The West Shore & Ontario Terminal Co.—W. G. F. Slover.....	1,024 11
19 Irvine, Allan A.—John Herd... 59 50				21 The Bay Ridge Steamship Construction Co.—G. A. Burtis.....	286 11
22 Isaacs, Gilbert—Henry Lewis... 396 64				The Manhattan Railway Co. } Irving Nat. Bank costs 110 69	
24 Isaacs, Gilbert—Henry Chuck... 774 14					
19 Jaycocks, William—Ephraim Smith 21 Jackson, Henry } William Vogel... 1,517 3					
21 Jackson, Samuel } 21 the same—Heyman Sarner... 5,604 36					
21 the same—Louis Jackson... 3,871 39					
21 the same—Celia Jackson... 3,225 39					
21 Jahn, A., &c., alias John Korten—Max Freund.....	170 57				

Table listing various companies and individuals with their respective costs and amounts. Includes entries like 'The New York Elevated R. R. Co.', 'Manhattan Mining Co.', 'The Mayor, &c.—L. G. Branda', etc.

Table listing various companies and individuals with their respective costs and amounts. Includes entries like 'Griffin, Mary P.—Utica & Black R. Co.', 'Goodwin, Edward C.—S. Murphy', 'Henschen, E. W.—E. A. Fraser', etc.

Table listing various companies and individuals with their respective costs and amounts. Includes entries like 'Doyle, Ed A.—D. Mayer. (1885)', 'Duffy, Michael—C. C. Pinckney (R. Boyd, by assign.)', 'Denny, George H.—Norton Newcombe', etc.

KINGS COUNTY.

Table listing various companies and individuals in Kings County with their respective costs and amounts. Includes entries like 'Dec. 18 Acker, Alice A.—M. A. Brennan and others', '19 Ammon, Christian F.—A. A. Frank, exr.', etc.

Table listing various companies and individuals in Kings County with their respective costs and amounts. Includes entries like '18 The Brooklyn City R. R. Co.—J. Black', '18 The G. W. Cross Blank Book Mfg. Co.—C. B. Hewitt', etc.

Table listing various companies and individuals in Kings County with their respective costs and amounts. Includes entries like '\* Vacated by order of Court. † Secured on Appeal.', '† Released. § Reversed. ‡ Satisfied by Execution.', etc.

SATISFIED JUDGMENTS.

NEW YORK.

December 19 to 24—Inclusive.

Table listing satisfied judgments in New York with names and amounts. Includes entries like 'Atkinson, Joseph J.—W. J. Nicholson. (1885) \$90 15', 'Apert, Ella B.—H. Colell. (1884) 180 00', etc.

KINGS COUNTY.

December 19 to 24—Inclusive.

Table listing satisfied judgments in Kings County with names and amounts. Includes entries like 'Berton, Charles A.—G. O. Clarke. (1885) \$92 02', 'Brooklyn & Crosstown R. R. Co.—J. S. Whitaker. (1885) 159 88', etc.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE. Copies can be obtained at the office of publication, No. 191 Broadway, price 25 cents. This valuable work should be in the hands of every man interested in building or in the sale of building material.

NEW YORK CITY.

December 19 Mulberry st. Nos. 224 and 226, e s. 120 n Spring st. 50 x abt 100. James O'Toole agt Patrick McNamara, owner. \$2,185 50

Table of property listings for Kings County, including addresses, owners, and amounts. Includes entries for Stebbins av., Prospect av., Home st., etc.

KINGS COUNTY.

Table of property listings for Kings County, continuing from the previous section. Includes entries for Quincy st., Kosciusko st., Gwinnett st., etc.

Table of property listings for Kings County, continuing from the previous section. Includes entries for Quincy st., Conselyea st., etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for New York City, listing dates and property details. Includes entries for December, Fourth av., etc.

\* Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

December 19 to 24—inclusive.

Table of property listings for Kings County, December 19 to 24. Includes entries for Dean st., Butler st., Luquer st., etc.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason and b'r for builder.

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, 75 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Greenwich st., No. 259, five-story brick store, 25 x 81, with extension 100, width of rear 23.6, tin roof; cost, \$12,000; estate of Geo. W. Welsh, 253 Greenwich st; ar't, J. E. Ware; b'rs; J. P. Niblo and O. T. Mackey. Plan 1808.

Lispenard st., Nos. 22 and 24, five-story brick store, 37.10x80, rear 37.6, tin roof; cost, \$30,000; Mary A. Manley, Summit, N. J.; ar't, G. W. de Cunha. Plan 1816.

BETWEEN 14TH AND 59TH STS.

58th st., Nos. 434 and 436 E., two five-story and basement brick tenem'ts, 20x85.5, tin roofs; cost, each, abt \$22,000; ow'r and b'r, John Goerlitz, 345 East 49th st; ar'ts, Berger & Baylies. Plan 1800.

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

71st st, n s, 81 e Av A, four-story brick office and dwell'g, 17x46.2, gravel roof; cost, \$4,000; Chas. C. Clausen, 43 East 74th st; ar't, G. Knoebe; b'rs, V. J. Hedden & Sons. Plan 1802.

Av B, n w cor 84th st, four four-story brick (store front) flats, corner 26.8x74, others 25 and 25.6x63, tin roofs; cost, corner, \$17,000; others, \$12,000 each; Brandt & Schmidt, 1491 3d av; ar't, John Brandt. Plan 1806.

Lexington av, w s, 100th to 101st sts, twelve three-story brick dwellings, two 17.7 and ten 16.8x48, one-story extension, 12.6x18.6, tin roofs; cost, each, \$7,500; Thomas Maguire, 156 East 102d st; ar't, Andrew Spence; b'r, Richard Duffy. Plan 1801.

2d av, 131 west of and 61 south of 67th st, one-story frame and galvanized iron repair shop, 21.8 x 21.5, tin roof; cost, \$1,000; ow'r and b'r, Manhattan Railway Co., 71 Broadway. Plan 1805.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

9th av, n e cor 90th st, four five-story brick flats with stores, 25 to 25.5x54, and corner 62.8, tin roofs; cost, each, abt \$12,000; Charles McDonald, 271 East 78th st; ar't, H. L. Harris; b'r, not selected. Plan 1803.

10th av, e s 94th to 95th sts, eight five-story brick tenem'ts with stores, two 25.8x78 and six 25x65, tin roofs; cost, two each \$25,000, and six each \$16,000; ow'rs and b'rs, Philip Hauseman and George Crawford, 401 West 57th st; ar't, M. L. Ungrich. Plan 1804.

9th st, n s, 400 w 8th av, five three-story brick dwell'gs, 20x50, tin roofs; cost, each, \$12,500; F. E. Robinson, 97 6th av, Brooklyn; ar't and b'r, Wm. J. Merritt. Plan 1807.

92d st, s w cor 9th av, five-story brick flat, 25x 96.8, tin roof; cost, \$28,000; Margaret Brennan, 73 West 69th st; ar'ts, Thom & Wilson; built by day's work. Plan 1811.

92d st, w s, 25 w 9th av, three five-story brick (stone front) flats, two 28 and one 19x88, rears 24.6 and 16, tin roofs; cost, each, \$27,000; ow'r and ar't, same as last. Plan 1812.

NORTH OF 125TH STREET.

10th av, w s, 75 n 151st st, four-story brick tenement, 25x50, tin roof; cost, \$9,000; ow'r and ar't, Thomas Bailey, 151st st, n w cor 10th av; b'r, not selected. Plan 1810.

23D AND 24TH WARDS.

Northern Terrace, s e cor Park st, one-story frame chicken house, 11x25; cost, \$90; James Cooper, Hudson Park. Plan 1809.

Webster av, w s, 119 s John st, two story, basement and attic frame dwell'g, 30x40, shingle roof; cost, \$6,000; Catharine M. Purroy, Berrian av and Isaac st; ar't, Arthur Arctander. Plan 1813.

Tinton av, w s, 80 n Howe st, three two-story frame dwell'gs, 15x28 and 12, tin roofs; cost, each, \$2,500; ow'r and b'r, John A. Knox, 1167 Union av; ar't, W. W. Gardiner. Plan 1814.

151st st, n s, 250 w Courtlandt av, two-story frame dwell'g, with brick basement, 20x40, tin roof; cost, \$3,500; Robert Bergman, 2010 3d av; ar't, M. J. Garvin; b'r, not selected. Plan 1815.

KINGS COUNTY.

Plan 1871—Kosciusko st, No. 75, one three-story brick tenem't, 18x45, felt roof, wooden cornice; cost, \$5,000; John Jurgens; ar't, Mr. Hustes; b'rs, M. Smith and Marinus & Gill.

1872—Bushwick av, e s, 225 s Devoe st, one three-story frame (brick filled) store and tenem't, 25x50, tin roof; cost, \$5,200; Jacob Schick, North 2d st and Graham av; ar't, H. Du Bois; b'rs, M. Metzner and U. Maurer.

1873—56th st, n s, 380 w 3d av, one two-story frame dwell'g, 17x30, tin roof; cost, \$1,500; Edgar W. Roger, 118 55th st; ar't, &c., John H. French; m'n, W. Kenny.

1874—Scholes st, n s, 75 w Waterbury st, one one-and-a-half-story frame stable, 14x18, tin roof; cost, \$200; W. Buchholz, Scholes st; b'rs, J. Metzger and J. Hesse.

1875—38th st, n s, 215 w 8th av, one one-story frame stable, 15x20, gravel roof; cost, \$135; Mr. Boderker, 40th st, 3d av; ar't and b'r, T. Donnelly.

1887—Chauncey st, s s, 310 e Patchen av, one one-story frame stable, 6x12, tin roof; cost, \$30; John Schmitt, 226 Chauncey st; b'r, F. Sahn.

1888—Court st, s e cor Percival st, one one-story frame storage, 44x100, gravel roof; cost, \$700; W. H. H. Childs, 106 South Oxford st; b'r, G. Young.

1889—Nelson st, No. 161, n s, one three-story brick tenem't, 21.2x40, tin roof, wooden cornice; cost, \$5,000; John Findley, 2 Ridge st, New York; ar't, G. Damen; b'rs, P. McGuinn and J. Skinner.

1890—Park av, n s, 361.8 e Nostrand av, two three-story frame tenem'ts, 25x55, tin roof; cost, each, \$3,500; W. P. Sturgis, 236 Rodney st; ar't, E. F. Gaylor; b'r, not selected.

1891—Greene av, s s, 100 e Reid av, one three-story and basement brown stone dwell'g, 20x44, tin roof, wooden cornice; cost, \$6,500; Mr. Tos-

tevin, 877 Greene av; ar'ts and b'rs, J. T. Perry & Son.

1892—Keep st, No. 237, one two-story and basement brick dwell'g, 20x42, and extension 7.8x9, tin roof, iron cornice; cost, \$3,500; ow'r and b'r, E. F. Haight, 254 Hooper st; ar't, E. W. Greis.

1893—Halsey st, n s, 325 w Stuyvesant av, six three-story and basement brown stone dwell'gs, 17x42, gravel roofs, wooden cornices; cost, \$6,000; ow'r and b'r, Wm. Andrews, 270 Clifton pl; ar't, J. D. Hall.

1894—Sumpter st, No. 43, one one-and-a-half-story frame stable, 25x20, tin roof; cost, \$475; John Jachens, 43 Sumpter st; ar't and c'r, J. Hertlein; m'n, E. Sutterline.

1895—Halsey st, No. 334, one three-story and basement brick dwell'g, 20x42, excelsior roof; cost, \$7,000; Emily F. Mixer, 1523 Pacific st; ar't, J. W. Huestes; b'rs, M. Smith and T. T. Chaffers.

1896—57th st, No. 259, two two-story frame dwell'gs, 18.6x30, tin roofs; cost, \$800; Otto Reinard, 143 20th st; ar't and b'r, Jas. Dufour.

1897—Ivy st, Nos. 21-27, n s, 230 e Broadway, four three-story frame tenem'ts, 20x45, tin roof; total cost, \$14,000; Mrs. Francis Esquirol, 62 Woodbine st; ar't, Th. Engelhardt; b'r, R. Wright.

1898—Graham av, No. 347, w s, 80 s Conselyea st, one three-story frame (brick filled) store and dwell'g, 20x40, tin roof; cost, \$3,500; John McCrum; ar't, Th. Engelhardt; b'r, R. Nolen.

1899—8th av, s w cor 13th st, one three-story brick store and dwelling, 20x55, tin roof, wooden cornice; cost, \$9,500; ow'r and c'r, Sampson B. Oulton, 188 13th st; ar't, W. H. Calder; m'n, J. Myers.

1900—Lorimer st, e s, 175 s Nassau av, two three-story frame (brick filled) tenem'ts, 15x48, gravel roof; cost each, \$2,500; ow'rs, ar'ts and c'rs, Randall & Miller, 68 Nassau av; m'n, J. & J. Van Ripper.

1901—Patchen av, e s, 40 n Decatur st, two two-story and basement frame (brick filled) dwell'gs, 16x40, fire-proof roof; cost, each, \$4,000; James McCormack, 1620 Bergen st; b'r, W. Field & Son.

1902—Suydam pl, w s, 81 s Herkimer st, one two-story and basement frame dwell'g, 19x34, tin roof; cost, \$2,250; Samuel I. Jarvis, 190 Fulton st; ar't, A. Hill.

1903—Ellery st, No. 234, near Throop av, one three-story frame (brick filled) tenem't, 25x50.4, tin roof; cost, \$3,600; ow'r and b'r, Fred. Elfein, on premises; ar't, F. Holmberg.

1904—Fulton st, n s, 165 e Marion st, one three-story frame store and tenem't, 24 and 24.6x57 and 62.6, tin roof; cost, \$4,000; ow'r and m'n, P. C. Kane, 685 Herkimer st; c'r, J. King.

1905—Harman st, No. 450, s s, bet Irving and Wyckoff avs, one one-story frame (brick filled) dwell'g, 22x30, gravel roof; cost, \$460; Barbara Maus, 157 Malbone st; ar't, E. Schrempf; b'r, J. Engel.

1906—Melrose st, s s, 100 e Hamburg av, two three-story frame (brick filled) store and tenem'ts, 25x55, tin roof; cost, \$4,300 each; ow'r and ar't, Goldfuss & Eller, 114 Central av; b'rs, D. Kreuder and W. Bayer.

1907—Jackson st, No. 96, s s, 80 e Leonard st, one two-story and basement frame (brick filled) dwell'g, 20x48, tin roof; cost, \$3,500; Daniel Carroll, 94 Jackson st; ar't, S. Harrison; b'rs, J. Bannan and J. Bissum.

1908—Middleton st, n s, 85 w Broadway, one two-story frame shop (brick filled), 25x30, tin roof; cost, \$1,250; George W. Wells, 43 Lee av; ar't, W. Snowdon; b'rs, W. Snowdon and M. Smith.

1909—Hunterfly road, w s, 165 s Herkimer st, one two-story frame dwell'g, 17.6x30, and extension (one-story), 12x12, tin roof; cost, \$700; ow'r, ar't and b'r, Peter A. Blake, 22 Rochester av.

1910—Jefferson st, s s, 140 w St. Nicholas av, one one-story frame dwell'g, 25x25, tin roof; cost \$350; C. Johansson, 138 Ellery st; ar't, L. Zimmerman; b'rs, O. Johansson and C. Wahler.

1911—Harmon st, n s, 366 e Evergreen av, four two-story frame (brick filled) dwell'gs, 18.6x48, tin roofs; cost, each, \$2,300; ow'rs, ar'ts and b'rs, J. W. Lamb & Co., 32 Bushwick av.

1912—8th av, w s, 20 s 13th st, five three-story brick (stone trimmed) dwell'gs, 16x45, tin roofs, wooden cornices; cost, each, \$6,500; ow'r and c'r, Sampson B. Oulton, 188 13th st; ar't, W. H. Calder; m'n, J. Wyeth.

1913—Kosciusko st, n s, 200 w Stuyvesant av, five three-story brick flats, 20x45, tin roofs, wooden cornices; cost, each, \$4,500; ow'r and m'n, Thomas Ellson, 1134 Lafayette av; ar't, Th. Engelhardt.

1914—Macon st, n s, 280 e Saratoga av, six two-story frame dwell'gs, 18x40, gravel roofs; cost, \$1,500; Nicholas Phelan, 60 Partition st.

1915—Cook st, No. 229, one two-story frame shop and storage, 21x28, tin roof; cost, \$1,600; ow'r and b'r, Mr. Stemmer, on premises; ar't, H. Vollweiler.

1916—Stockton st, n s, 90 w Tompkins av, four three-story frame (brick filled) stores and tenem'ts, 27.6x55, tin roofs; cost, \$4,200 each; ow'r and b'r, Wm. Mogk, 645 Bushwick av; ar't, H. Vollweiler.

1917—Evergreen av, w s, 90 n Himrod st, two two-story and basement frame (brick filled) frame dwell'gs, 20x45, tin roofs; cost, each, \$3,000; ow'r and b'r, Geo. Loeffler; ar't, H. Vollweiler.

1918—5th av, s w cor Carroll st, one four-story brown stone store and tenem't, 19.6x62, tin roof, wooden cornice; cost, \$12,500; ow'rs and m'ns, Assip & Buckley, 9th st and 4th av; ar't, W. M. Coots; c'r, not selected.

1919—5th av, w s, 19.6 s Carroll st, three four-story brown stone tenem'ts, 27x62, tin roofs, wooden cornices; total cost, \$37,500; ow'r, ar't and b'r, same as last.

1920—Fulton st, n s, 25 e Pearl st, one-story stone, brick and iron vault, 25x19; cost, \$1,500; S. B. Duryea, 46 Remsen st; ar't, M. J. Morrill; b'rs, J. Stevenson & Son.

ALTERATIONS NEW YORK CITY.

Plan 2290—Madison av, n w cor 118th st, new stone foundation; cost, \$350; Patrick Farley, Madison av, n e cor 118th st; b'r, E. Kelly.

2291—Gansevoort st, No. 98, one-story brick extension, 19.7x47, felt and gravel roof; cost, \$500; lessee, H. K. Meyer, on premises; ar't, J. Wolf; b'r, G. A. Zimmermann.

2292—Maiden lane, Nos. 90-94, and Nos. 9 and 11 Cedar st, raised one story; cost, abt \$8,000; James A. Roosevelt, 4 West 57th st; b'rs, M. Eidlitz & Son.

2293—Clifton st, s s, 75 e Tinton av, two-story frame extension, 12x12, tin roof; cost, \$800; ow'r and b'r, J. W. Decker, 841 Forest av.

2294—Division st, Nos. 135 and 137, raised one story, also five-story brick extension, 25x10, tin roof, new front and internal alterations; cost, \$12,000; John Bohnet, 201 Monroe st; ar't, W. Graul.

2295—14th st, No. 32 W., baker's oven; cost, \$200; W. J. Demorest; b'r, E. Moneuse.

2296—13th st, Nos. 35 and 37 W., internal alterations and buildings connected; cost abt \$400; B. J. Ludwig, 332 E. 19th st; ar't and b'r, C. J. Perry.

2297—Liberty st, Nos. 28 and 30, party wall repaired; cost, \$1,000; F. J. Stone, 32 Liberty st; ar't E. D. Lindsey; b'rs, E. Vreeland & Van Dorn.

2298—Broad st, No. 37, alteration in basement; cost, abt \$400; agent, H. H. Cammann, 4 Pine st; ar't and b'r, J. C. Klett.

2299—72d st, No. 448 E., repair damage by fire; cost, \$500; Israel Levy, on premises; ar't J. Callahan; b'rs, Wallace & Co.

2300—10th st, Nos. 30 and 32 E., repair damage by fire; cost, \$787; F. S. Naylor, 134 West 48th st; ar't, W. Holmes; b'rs, Holmes Bros.

2301—10th av, No. 503, building on rear, fronting on West 38th st, raised two stories; cost, \$4,000; Abraham Boehm, on premises; ar'ts, A. B. Ogden & Son.

2302—8th av, No. 692, small chimney built; cost, \$75; ow'r and b'r, B. Richardson, 514 East 116th st.

2303—4th av, w s, abt 100 n 144th st, repair damage by fire; cost, \$900; Edwards & Co., 144th st and Mott av; ar't, A. Arctander.

2304—Waverly pl, No. 126, internal and front alterations for flats, with store on first story, also rear built to present height of front; cost, \$10,000; estate of S. B. H. Judah, 55 Broadway; ar'ts, D. & J. Jardine.

2305—15th st, No. 131 E., dwell'g raised one story and altered for flat, four-story brick extension, 18x43, tin roof; cost, \$10,000; Vincent C. King, 110 East 16th st; ar'ts, Thom & Wilson; b'r, not selected.

2306—8th av, Nos. 382 and 384, stores connected; cost, \$700; lessee, S. Bowman, 239 West 34th st; b'r, W. Potterton.

2307—152d st, s s, 200 w 11th av, one-story extension for billiard room, 16x33, tin roof; cost, \$1,000; Mrs. Annie E. Brown, on premises; ar'ts, D. & J. Jardine.

2308—Mercer st, No. 252, front in first story altered; also hatchway and well-hole for stairs cut out; cost, —; A. C. Kingsland, 135 5th av; ar't, G. W. da Cunha.

2309—15th st, Nos. 130-134 E., part of building raised one story, cost, \$500; lessee, M. R. Bimberg, on premises.

2310—20th st, s e cor 10th av, two five-story brick extensions, 25x44.6 on front and 25x10.6 on rear, tin roofs; cost, \$14,000; Rosia Jordan, 303 West 29th st; ar't, J. W. Cole; b'r, J. Jordan.

2311—Broadway, Nos. 931 and 933, one-story brick extension, 48.6x20; also front and internal alterations for store, with dwell'g above; cost, \$5,000; lessee, George A. Castor, 869 Broadway; ar't, J. Kastner.

2312—11th st, No. 16 E., two-story brick extension, 9.6x10, tin roof; also front alteration, new iron cornice, etc., iron beams furnished; cost, \$3,000; F. W. Whitridge, 12 West 10th st; ar't, B. Price; b'r, D. Hepburn.

KINGS COUNTY.

Plan 1158—Reid av, No. 338, new store front; cost, \$450; Mr. Fitzpatrick, on premises; b'rs, Eve & Blumenstein.

1159—McDougal st, No. 161, new oven; cost, \$350; Lukas Breitenstein, 1535 Broadway; b'r, G. Zarsmanney & Hardlin.

1160—Atlantic av, No. 123, repair damage by fire; cost, \$2,500; J. Thompson, 121 Atlantic st; ar't and c'r, P. Convery; m'n, J. Thatcher.

1161—Bremen st, Nos. 25 and 27, iron beams an' girders in ice house; cost, \$3,500; Dannenberg & Coles, 31 Bremen st; ar't, T. Engelhardt; b'rs, G. Lehrian & Sons.

1162—Bremen st, Nos. 25 and 27, one extension carried up to three stories, also a one-story brick extension, 12.8 and 16x75, gravel roof, new iron beams, &c.; cost, \$3,500; ow'rs, &c., same as last.

1163—Howard av, No. 132, one-story frame extension, 10x12, tin roof; cost, \$280; I. Vincent, on premises; b'r, Mr. Fox.

1164—South Portland av, No. 544, two-story brick extension, 9x13; cost, \$800; J. S. Stanton, 16 Broad st, New York; ar't and c'r, W. Mackey.

1165—Myrtle av, No. 469, new store front; cost, \$1,100; E. L. L. Baker, 444 Myrtle av; ar't, M. J. Morrill; b'r, W. D. Sutphin.

1166—Ellery st, No. 234, one one-story frame extension, 5x10, tin roof; cost, \$75; ow'r and b'r, Fred. Elfein, on premises; ar't, F. Holmberg.

1167—Fulton st, Nos. 1154 and 1156, front and interior alterations; cost, \$1,000; William H. Scott, 33 Wall st, New York; ar't, Otis & Burhaus; b'rs, E. F. Otis and W. H. Burhaus.

1168—Walton st, No. 107, wall in cellar; cost, \$110; Geiger, on premises; ar't, R. von Lehn; m'n, C. Doenecke.

1169—Marion st, No. 93, flat tin roof, also one-story frame extension, 20x10, and another 5x25, tin roof; cost, \$500; Martin Kaufman; ar't and b'r, J. W. Windrum.

1170—Macon st, No. 510, one-story brick extension, 25x11, tin roof; cost, \$500; Jno. W. Flaherty, on premises; b'rs, P. Sullivan and T. King.

MISCELLANEOUS

BUSINESS FAILURES.

- N. Y. ASSIGNMENTS—BENEFIT CREDITORS. Dec. 21 Abrams, Moses L. (furniture, 89 Bowery), to Bernard Blumberg. 21 Del Gaizo, Pasquale (confectioner, 386 Bowery, and groceries and liquors, 767 6th av), to Bernard Weixelbaum; preferences, \$5,899. 23 Hartwell, H. Edgar, and Walter E. Woodford (firm of H. E. Hartwell & Co., decorators, 28 West 23d st) to James W. Lantry. 21 Jackson, Henry and Samuel (firm of H. Jackson & Bros., 317 Bowery), to Israel G. Sourweine. 21 Kahl, Henry E. (grocer, 3d av and 47th st), to Henry Schroom; preferences, \$900. 22 Kempner, Gertrude, to Hyman Nelson; preferences, \$1,020. 21 Moeller, Rudolph (tobacco, 144 Water st), to Simon Tuch; preferences, \$13,400. 21 Sullivan, Winifred (dry goods, 391 8th av), to August J. Valentine.

KINGS COUNTY.

- GENERAL ASSIGNMENTS. Dec. 18 Burr, Sarah, to James Bennett. 12 Brenack, Richard G., to Thomas J. Brenack.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, December 22, 1885.

MAINS.

- Westchester av, from Prospect av to Bronx River bridge; gas.† Southern Boulevard, from Leggets lane to Westchester av; gas.†

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending December 19, 1885. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

REGULATING, GRADING, ETC.

- 108th st, from 11th av to the Boulevard.

ADVERTISED LEGAL SALES.

REFERERS' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- Dec. 39th st, No. 308, s s, 100 e 2d av, 25x75, five-story brick tenem't, by P. F. Meyer. (Amt due \$10,980) 26 8th av, s e cor 117th st, 100.11x100, vacant. . . . . 17th st, s s, 100 e 8th av, 50x100.11, vacant. . . . . by P. F. Meyer. (Amt due \$13,835) 28 56th st, No. 13, n s, 249.8 w 5th av, 45x100.5, four-story brick dwell'g, by L. Mesier. (Amt due \$27,339) 29 11th st, No. 309, n s, 156.3 e 2d av, 27.1x100.11, four-story brick tenem't, by J. F. B. Smyth, 2 morts. (Amt due \$6,647 and \$2,284) 29 10th av, No. 987, w s, 40.5 s 61st st, 20x80, three-story stone front dwell'g, by R. V. Harnett. (Amt due \$7,759) 29 99th st, n s, 80 e 3d av, 25x75.9, four-story stone front dwell'g, by D. M. Seaman. (Amt due \$2,244) 30 Denman st, now 150th st, n s, 110.11 w 3d av, or n e cor Melrose av, 50x118.5, three-story frame store and tenem't and two-story frame barn, by J. L. Wells 30 76th st, Nos. 113-119, n s, 125 e 4th av, 100x102.2, four five-story stone front flats, by H. Henriques. (Amt due \$15,092) 30 41st st, No. 259, n s, 100 e 8th av, 20.6x98.9, four-story front and three-story rear brick building, by L. Mesier. (Amt due \$5,080) 30 23d st, No. 42, s s, 175 w 4th av, 25x98.9, four-story brick flat, by E. F. Raymond. (Amt due \$42,364) 31 35th st, No. 243, n s, 125 w 2d av, 25x98.9, two-story brick building, by R. V. Harnett. (Amt due \$8,458) 31 Jan. 157th st, n s, 100 w Elton av, 50x100 157th st, n s, 150 w Elton av, 50x100 by Sheriff, at City Hall. (Sale under execution) 2

KINGS COUNTY.

- Dec. Clason av, e s, 44.11 n Clifton pl late Van Buren st, 25x101.4 Graham st, as contemplated, w s, 44.11 n Van Buren st, 25x101.4 by L. A. Fuller, ref., at Court House 26 Flushing av, s e s, 80.4 w Garden st, 75.1x111.4, by T. A. Kerrigan, at 35 Willoughby st. 28 6th av, w s, 60 n Prospect pl, late Warren st, 20x104.5, by T. A. Kerrigan, at 35 Willoughby st. 29 Carlton av, w s, 257.4 n Atlantic av, 25x100, by J. Cole, at 389 Fulton st. 30 Bennett av, w s, 200 s Blake av, 25x100, East New York, by J. L. Bennett, at Court House. 30

Carlton av, w s, 257.4 n Atlantic av, 25x100, by J. Cole, at 389 Fulton st. 31 Jan.

Willoughby av, s s, 51 e Waverly av late Hamilton st, 17x100, by J. Cole, at 339 Fulton st. 2

LIS PENDENS, KINGS COUNTY.

Imlay st, s cor Bowne st, 25x90. Daniel Ferry agt Bridget Mallin et al.; att'y, W. S. Pladwell. 18
Myrtle st, s s, 330 e Evergreen av, 25x95. Ira M. Lang agt Johanna S. wife of William J. Sirey et al.; att'y, M. H. Topping. 21
Braxton st, n s, 193.7 e 9th av, 104.3x100x109.8x101.2. William H. Townsend, admr. R. Townsend, agt John A. Betts and Josephine Craft; att'y's, R. H. & G. Ingraham. 21
4th st, w s, 80 n South 5th st, 24.4x75. 21
Broadway, n s, 61.4 w 6th st, 20.4x80. 21
Broadway, n s, 20 w 7th st, runs north 71.6 x west 60 x north 28.6 x west 40 x south 100 to Broadway, x east 100. 21
Broadway, n s, 100 w 12th st, 50x100. 21
South 5th st, s s, 125 w 12th st, 25x100. 21
Broadway, n s, 50 e 12th st, 25x100. 21
Broadway, n s, 80 e 6th st, 40x100. 21
The Williamsburgh Savings Bank agt Sarah A. Law, individ, and as trustee H. G. Law et al.; amended notice; att'y's, S. M. & D. E. Meeker. 19
Vernon av, s w cor Franklin st, 200.9x800. Alfred and Jose S. De Pinna agt Sheldon L. Williams and F. H. Herr; attachment; att'y's, Fleischman & May. 19
Furnald st, n s, 94.6 w Hudson av, 40x100. William W. Kouwenhoven agt Patrick Bannon et al.; att'y's, A. J. Z. Lott. 21
Dean st, s s, 245 e Washington av, 25x110. 21
Atlantic av, n s, 250 e Smith st, 25x90. 21
Rufus O. Catlin, recvr. of John Dietrich, agt John Dietrich; action to declare deeds fraudulent; att'y, S. Condit. 22
Willoughby av, s e cor Schenck st, 25x100. William P. Rae agt Mary B. Cogswell et al.; att'y, C. H. Otis. 23
Nostrand av, s w cor Prospect pl, 80x100. Maria J. Moore agt Charles H. Gamble et al.; att'y's, Weekes & Forster. 22
23d st, w s, 325 s e 3d av, 25x100. Charles A. Willard agt Martha J. Smith; att'y's, Johnson & Lamb. 22
South 1st st, n s, 25x100; also. 23
Kane pl, e s, 121 s Herkimer st, 23x105. 23
Samuel A. Sealy agt Robert Sealy et al.; partition; att'y, V. Coit. 23
Lafayette av, s s, 80 w Throop av, 20x100. 23
Adams st, e cor Bushwick av, 197 to Bremen st, x south 75 x southwest 141 to Bushwick av, x northwest to beginning. 23
Evergreen av, e cor Palmetto st, -x156.8x100x170.4. 23
Jacob A. Davis agt Annie E. Davis et al.; partition; att'y, W. Kramer. 23
East 14th st, w s, 100 s Av Y, 100x100, Gravesend. Robert Cummings agt James B. Baird et al.; att'y, E. D. Benedict. 23
North 7th st, n e s, 125 n w 4th st, 25x100. Ann Kelly agt Maurice Fitzgibbon et al.; att'y, G. L. Fox. 24
Graham av, w s, 125 n Frost st, 25x100. Margaret Kohlmann agt Jacob Rehfus et al.; partition; att'y's, Zimmermann & Jacobs. 24
Jay st, w s, 318.7 s Concord st, 19.3x103.2x19.8x103.2. Enoch V. Schoonmaker agt Robert S. Allen, individ, and as admr of I. Allen; att'y, D. B. Ames. 24

RECORDED LEASES.

NEW YORK. Per Year
Broadway, No. 369, first floor, basement and sub-basement. Henry Morrison, exr. H. I. Hart, to Henry A. Butters; 5 years, from Feb. 1, 1886. \$7,000
Same property. Assign. lease. Henry A. Butters to Henry A. Butters and Adolph E. Dick. nom
Bowery, No. 207. Wilson Defendorf, Nyack, N. Y., George A. and Wilson L. Defendorf, and Matilda Cleland to Eden P. Clark; 6 years from May 1, 1884. 2,600
Centre st, No. 48, store. Edward G. Black, agent, to Charles Jordan; 3 years, from May 1, 1886. 1,000
Centre st, No. 142, first floor. The Hunter-Keller Mfg. Co. to Jacob Kappes; 3 years, 8 months and 15 days, from Aug. 15 1885. 1,092
Chatham st, No. 130, front and rear. Warren S. Sillocks, Brooklyn, to August Hilderbrandt; 3 years, from May 1, 1886. 2,300 and 2,300
Roosevelt st, No. 71. Robert Boyd to John Strahman; 7 years, from May 1, 1886. 2,100
Willett st, Nos. 41 and 43, first floor, excepting one stable. Patrick Ruddy to Henry Fuchs and Henry Gollner; 5 years, from Jan. 1, 1886. 420
42d st, No. 2, East. Jacob Campbell to Auguste Pottier; 5 years, from May 1, 1887. 4,650
85th st, No. 213 East, part of premises now occupied by lessor. George H. Laughlin to John Mulvaney; 4 years, from May 1, 1885. 540
117th st, Nos. 334-342, five five-story double flats. Wm. H. Hall to Eibe D. Cords, Brooklyn; 1 year, 11 months from May 1, 1884. 5,400
5th av, No. 74, basement store. Cornelius Van Brunt to J. Burns Brown; 5 years, from Feb. 1, 1886. 1,800 and 2,000

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Andrews, E S—T J Smith, East Orange. \$11,000
Allen, W L—C W Morlock, 18th av. 600
Blake, J S, et al, trustees—J F Dodd, Bloomfield. 1
Same—same. 3,000
Bury, George—K Burkner, Centre pl, Orange. 1
Breitnall, J H—W Cort et al, South Orange av. 1
Buckhout, C A—F C Cummings, Clinton. 550
Bell, James, et al—F S Fitch, Orange. 8,900

Briental, J H H, et al—A L Babcock, South Nelson pl, 214 w High, 25x100. 2,000
Beck, E F—M E Kernaghan, Liberty st, 51 ft from Green, 30x80. 6,000
Same—same, w s N J R R av, 42.1 n from cor Green, 90x21. 10,000
Brand, W W—L L White, Belleville. 700
Brown, A B—A G Brown, South Orange. 1
Baxter, Catharine, et al—J Peckwell, w s Broad, 160x53. 50,000
Bahr, Charles—W H Jacobus, Caldwell. 500
Cottrell, Herbert—T H Belcher, Irvington. 3,500
Conway, Conrad—W Conway, Lemon and Nesbitt. 1,400
Coe, Theo—H L Coe, n e cor South 6th and 13th av, 50x100. 4,500
Coe, H L—C A Coe, n e cor South 6th and 14th av, 50x100. 4,500
Culberson, H W—C C Hussey, East Orange. 1,400
Cimrotti, Ferd, et al—H A Dike, Caldwell. 13,500
Dod, Robert—E C Hay, South 7th st. 1,400
Dobbins, Elizabeth—C Bahr, Caldwell. 1,000
Dobbin, D L—J J Plume, Caldwell. 10
Dodd, M M, exr—F C Peck, East Orange. 1
Dodd, Amzi, et al, exrs—A Babcock, s s Nelson pl, 214 w High, 25x100. 2,000
Elliott, William—P Gilroy, Thomas Flanagan, W M—A L Flanagan et al, Bloomfield. 350
Flanagan, T H—Same, Bloomfield. 375
Fenn, Henry—W Sigler, Montclair. 1
Funis, Nehemia—M Rittscher, Polk. 700
Fitch, Thos—W M Franklin, Orange. 3,900
Gilroy, Mary—W E Elliott, Thomas. 1,000
Horter, Adam—R Horter, Leimont. 1,800
Hughes, James—S A McCartney, Lake. 5
Hickok, Wm—J Taylor, Clinton. 15,000
Keasbey, E Q—J Colyer, s Lagrange, 180 e Pennsylvania av, 143x45. 4,000
Lambert, George—H Brown, in 10th Ward. 1
Metzger, Charles, et al—C Metzger, Jr, Houston st. 1
Same—G H Metzger, Houston st. 1
M and C C, Clinton Hill property—G Stringer, Avon av. 530
Same—H Wuensch, Charlton. 730
Mut Ben Life Ins Co—S Mackin, Emmett. 1,500
McGaughren, Winifred et al—C McGaughren, Warren. 400
Meeker, E J—M A Unger, East Orange. 1,560
Mackin, Sarah—G Pope, Astor. 600
Same—same, Astor. 500
Mut Life Ins Co, of New York—M A George, Orange. 2,000
McKiran, W H—C F Seitz, Broad. 1,000
McKiran, A M, guard—C F Seitz, Broad. 1,000
Mackin, Sarah—R C Ward, Emmett. 1,200
Osmann, John—A Dodd, exr, Cutler. 1
Osborne, Dennis—S Mackin, Mulberry st. 400
Pomeroy, W L—J F Thummer, South Orange. 1
Peer, Humphrey et al—T A Peer, Caldwell. 95
Peckwell, James—C Baxter, et al, Broad st, w s, 160x53. 50,000
Peck, F C—E M Colie, East Orange. 10,000
Phillips, E L, et al—L G Courter, w s Lincoln av, 460 ft s Elwood av, 60x200. 2,400
Quinn, Mary, special guard—T Higgins, Bloomfield. 500
Raynolds, Jacob—J R Williams, Bloomfield. 3,500
Rogers, J W—J H Rogers, East Orange. 1,000
Stamm, Christian—B Stamm, Montgomery. 400
Schmitt, Selina—L Southard, Barbara. 400
Sigler, Wm—A Fenn, Montclair. 1
Smith, S E—E P Ward, 1st tract Rose, 2d Somerset. 2,825
The Germania Ins Co of Newark—R Sattler, 17th av, South 15th, South 16th sts. 2,000
The N J Ins Co—W Cort et al, n s South Orange av, 150 from Newton. 8,500
Taylor, G H—W Hickok, Clinton. 3,000
Van Wagenen, C M—C Watson, West Orange. 1,200
Vanderpool, Wm—The N J Ins Co, South Orange av. 1
Weldon, J—M Weldon et al, Chestnut. 150
Wilkinson, George, recvr—M A Johnson, Elizabeth av. 1
Same—W Dean, State. 1,700
Weldon, Malinda, et al—F Schwankert, cor Chestnut and N J R R av. 5,000

MORTGAGES.

Ames, F J—M E Ames, Belleville av. 1,000
Baldwin, B E—I H Condit, South Belleville av. 1,000
Benisch, Regina—M B and L Assoc, Boston. 4,500
Baker, A L—same, Clinton. 200
Berla, Elias—Heb Ben and Orph Society, Wickliffe. 2,500
Bayley, Wm, et al—A W Smith, East Orange. 500
Colyer, John—E C Harris, Lagrange. 2,000
Same—same, Lagrange. 500
Colton, D J—A C Alling, Clinton av. 5,000
Carlisle, L L—E James et al, Gouverneur. 5,500
Cort, Franklin, et al—Prudential Ins Co, South Orange av. 6,000
Cort, George—same, South Orange av. 2,500
Courter, L G—D A Dupue, Lincoln av. 3,500
Same—E L Phillips et al, Lincoln av. 2,400
De Camp, J E—T P Lindsey, Caldwell. 1,500
Dike, H A—H Hornfeck, Caldwell. 9,000
Flood, Matthew—J W Ballantine, Orange. 2,400
Flanagan, A L, et al—D P Post, Bloomfield. 750
First Reformed Church of Irvington—Prudential Ins Co, Clinton. 2,500
George, M A—Mut Life Ins Co, Orange. 1,750
Garrigan, Owen—Second Savings Bank, South 8th st. 4,000
Grimm, — M B & L Assoc, Oxford. 200
Hassingner, Peter—S S Doughty, Chestnut. 2,500
Hawes, G B—A Grank et al, exrs, Bloomfield av. 1,700
Healy, J S—Howard Savings Inst, Clinton av, 3 morts, each \$1,650. 4,950
Henderson, James—R Henderson, Parker. 1,500
Hesse, J N—J C Welsh, South 11th st. 800
Hussey, C C—W H Culbertson, East Orange. 10,000
Hibbler, Irving—C A Bennett, Sherman av. 1,500
Hopf, L F H—Prudential Ins Co, East Orange. 1,000
Irwin, W H—M J Oakes, Bloomfield. 200
Kuhule, Rufinus—F R Wolters, Walnut. 1,000
Kirchner, Philip—J Crigni, Plane. 5,000
Lutz, Margaretha—The N German B & L Assoc, Livingston. 1,000
Lynch, Helen—A M McKiran, Orange. 200
McLorman, John—A H Clark, Orange. 1,199
Metzger, Charles, Jr—V Urech, Houston st. 250
Mink, Charles—I P Frink, Market. 11,500
Same—same, Wickliff. 4,500
Mink, Louisa, Market. 9,000
Mackin, Sarah—S S Doughty, Astor. 6,000
Pardue, Theresa—Mut B and L Assoc, Nelson pl. 400
Quinn, Mary, guard—G D G Moore, Bloomfield. 1,300
Same—same, Bloomfield. 800
Ross, J G—D A Dupue, Spring. 3,500
Russell, A J—E Freeman, Crawford. 1,800

Rupp, Adam—J Schreipofer, South 6th. 400
Rukershauser, Conrad—J F Shanley, Boyd. 2,100
Samuel, C—E B and L Assoc No 2, Springfield av. 5,000
Sauer, Charles—F Berg, Orange. 450
Southard, Lott—S Hamlin, Oliver. 1,000
Smith, C A—W F Kidder, East Orange. 2,000
Same—same, East Orange. 1,000
Schuh, M C—C A Feick, South Orange av. 200
Schwankert, Ferdinand—Weldan, Chestnut. 2,000
Smith, G W—H Goble, Elm. 1,800
Speedling, J J—S H Green, Kearney. 3,750
Stringer, George—C O Feick, Avon. 1,500
Tichenor, M E—D A Dupue, Grant. 3,000
Same—Orange Sav Bank, Orange. 700
Thorp, A G—A L Ward et al, East Orange. 2,500
The First German Presb Society—G W Turnoff, Park. 600
Van Tuyl, G G—W H Miller, West Orange. 200
Williams, Walter—W E Green, Garside. 1,200
Williams, J R—P Doremus, exr, Bloomfield. 2,600
Young, H M—Orange Sav Bank, Orange. 1,000

CHATTEL MORTGAGES.

Bub, L F, 10 William—P Ballantine & Son, saloon. 500
Fidey, M B, Hedenburg Works—D Almond, machinery. 700
Halligan, John, Bedford—M Sturn, harness, etc. 160
Kaufhold, A, 26 Berlin—F Millering, horse, cows, &c. 400
Le Mare, M E, East Orange—J H Gedney, furniture. 109
Melick, W J, 83 Congress—N Oil Co, horse and wagon. 77
Mesman, Jos, 213 Prince—F J Kastrich, saloon. 123

HUDSON COUNTY.

CONVEYANCES.

Battelson, George—C Seld-n, Bayonne. \$4,500
Boyle, Peter—W Hanna, Kearney. 750
Bowman, W A D—G H Ettlich, J City. nom
Brown, A N—H Lembeck, J City. 20,000
Cawley, S J—The New York Bay Cemetery Co. 200
Crowell, G L, by assignee—T Chittenden, Kearney. 5
Chittenden, Talman—The Arlington Homestead Association, Kearney. 10,000
Same—J H Rogers, Kearney. 250
Christians, Gerrit—J C Halber, Bayonne. 750
Cogan, J J—Caroline Ruh, Bayonne. 600
Coles, Eliza T and Frances P—J E C Tappan. nom
Coles, Franklin—same, J City. nom
Same—same, J City. nom
Collard, Abraham, Jr—H H Faendordff, Hoboken. nom
Daily, Henry—S Daily, Harrison. nom
Daily, Seffrine—F J Bembler et al, Kearney. 250
Driscoll, Michael—J S Porter, J City. 5,500
Edge, J F—Elizabeth A Edge, J City. 1,975
Eberhard, F N—C A Tissot et al, Hoboken. 150
Ettlich, G H—Kate Bowman, J City. nom
Ford, P C—C M Osborne, J City. 5
Gardner, Susan A—The Hoboken Land and Improvement Co, Hoboken. nom
Geiger, Nanette and John Weber—Louisa Weber et al, Union. nom
Gerard, Michael—J Funesti, Union. 900
Gifford, Eleanor, George and Livingston—J R Tomkins, J City. 2,700
Halsey, J H—G E Halsey, J City. nom
Halsey, G E—Mary E Halsey, J City. nom
Hohle, Moritz—W C Heppenheimer, J City. 5,400
Holmes, D M—C G Fritz, Kearney. 250
Howell, G P, and Mary Sands, J P Ogden et al. nom
Jeanne, Frank—Annie Jeanne, J City. nom
Johnston, Caroline—L S Kemp, Kearney. 400
Same—G H Rutman, Kearney. 400
Lackebauer, Anton—J Weber, Union. 100
Lembeck, Henry—A Henderson, J City. 120
Manning, Catharine—J Lubstein, Harrison. 500
Noelke, Peter—C D J Noelke, J City. 6,000
Porter, J S—M Driscoll, J City. 7,500
Powers, W P, W V V, Cornelius and Annie P Ledox, being heirs of Mary B V Powers—P R Rendall, J City. 500
Rademann, Peter—Anna Hellmer, J City. 4,200
Ross, Eliza—A Ross, Bayonne. nom
Skillman, James—J D Baldwin, J City. 6,000
Same—M Kornblum, J City, right of way. nom
Skinner, J A—J McGowan, Kearney. 200
Same—J Stevenson, Kearney. 150
Smith, C E—Harnet J Francisco, J City. 3,000
Tappan, J B C, assignee of Franklin Coles—P Redemann, J City. 5,000
Same—same, J City. 3,800
The Arlington Homestead Association—The Arlington Athletic Club, Kearney. 150
The Bankers' and Merchants' Telegraph Co, of New Jersey, of Pennsylvania, and of Baltimore City, by referee—to the United Lines Telegraph Co, telegraph lines, real estate, &c. 50,000
Taylor, Richard—W E Stelling, W Hoboken. nom
Same—same, all his real and personal estate. nom
Van Horne, D J, and Margaret E Evans—Jacob Van Horne et al, J City. nom
Vreeland, G B—Clara Coleman, J City. 550
Warren, J B—C G Fritz, Kearney. 250
Weber, Magdalena—Catharine Manning, Harrison. nom
Same—same, Harrison. nom
Weber, Louisa, Johanna and Christian—J Weber, Union. nom
Young, David—Jesse Carver, Kearney. 700

MORTGAGES.

Armstrong, T J—C King, 1 year. 1,150
Boyle, Peter—The Howard Savings Inst, Kearney, 1 year. 800
Brann, Eva M—A Elbling, West Hoboken, 5 yrs. 1,300
Carver, Jesse—The People's Building and Loan Assoc, Kearney, installs. 600
Christian, Gerrit—Thurbar, Whyland & Co, Bayonne. 3,000
Clark, James—J Smith, Hoboken, 1 year. 1,896
Coleman, Clara—G G Newkirk, 1 year. 400
Converse, Ella—Exr of C G Sisson, 1 year. 2,500
Culver, Ann L—Exr of C G Sisson, 3 years. 20,000
Elliott, Ann E—Exr of C G Sisson, 3 years. 4,000
Fritz, C G—Susie Dezaruald, Kearney, 3 years. 1,500
Harris, P H—The Bayonne Building Assoc No 2, Bayonne, installs. 1,600
Heppenheimer, W C—M Hohle, 4 years. 3,000
Keeney, William—Trustee of J L McKnight, 1 yr. 10,000
Kemp, L S—The People's Building and Loan Assoc of Harrison, Kearney, installs. 1,200
Lembeck, Henry—A N Brown, 6 years. 14,000
Meyer, H L O—H E G Luyties, 5 deeds to act as morts. nom
McGowan, John—The American Ins Co, Kearney, 1 year. 650

Noelke, C D J—P Noelke, 4 years	2,000
Ross, A A—D Van Buskirk, Bayonne, 2 years	1,000
Rocci, Pasquale—A Mason, Hoboken, 4 years	1,000
Rutman, G H—The People's Building and Loan Assoc of Harrison, Kearney, installs	1,200
Sullivan, Margaret—J McCarthy, Bayonne, 3 yrs	1,000
The PAVONIA Manufacturing Assoc—J Smith, 1 year	2,500
The Arlington Homestead Assoc—S Chittenden, Kearney, 5 years	2,000
Vreeland, J K—T E Young, Bayonne, 3 years	1,400

CHATTEL MORTGAGES.

Armstrong, T J—W E Walsh, horses, trucks and furniture	2,535
Cooney, George, and Max Nissen, Union—M Ohlmeyer, horse, wagon, grocery store fixtures	1,000
Devlin, James—Hoos & Schulz, furniture	114
Eysden, Henrietta, Union—E F Graley, truck, coach, &c	200
Huttenlocher, Gottlieb, Guttenberg—L Heilbrun, horses and trucks	700
Meyer, H L O—H E G Luyties, saloon and chemical works	1,900
Muhlhauser, Julius, Hoboken—Jackson & Co, fish and oyster business	489
O'Keefe, Arthur, Union—D Coleman, furniture	150
Stier, Conrad—Krauker Bros, piano	185
Staples, W H—G B Morgan, kindling wood business, trucks and wagons	300
The PAVONIA Mfg Assoc—J Smith, machinery	2,500
Toner, James, Bayonne—P Schauble, saloon	260
Vogelsang, W B—H Egger et al, grocery store fixtures, horse, wagon, &c	469
Vreeland, Jesse K—T E Young, frame building farm	1,400

BILLS OF SALE.

Cordts, Annie, Hoboken—P Jencke, saloon	1,150
Niebel, Philip, Hoboken—C Parrott, blacksmith and wheelwright shop	100

JUDGMENTS.

Driscoll, Ellen—J V Burke	120
Page, J B—H Simon	242
Toles, Catharine A—D E Manton & Co	216
Vreeland, S S—H Bloomer et al	116

BUILDING MATERIAL PRICES.

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

BRICK.		Cargo afloat	
Pale	3/4 M. \$3 00 @ 3 50		
Jerseys	5 50 @ 6 00		
Up Rivers	6 25 @ 6 50		
Up Rivers, choice	6 75 @		
Haverstraw	6 50 @ 6 75		
Choice cargoes	7 00 @		
Hollow Fire Clay Brick	11 00 @ 13 00		

FRONTS.		Cargo afloat	
Croton and Croton P'ts—Brown	3/4 M. \$10 00 @ 13 00		
Croton do do—Dark	11 00 @ 14 00		
Croton do do—Red	11 00 @ 14 00		
Wilmington	22 00 @		
Philadelphia, alongside pier	24 00 @ 25 00		
Trenton, do	24 00 @ 25 00		
Baltimore, on pier	37 00 @ 41 00		
Baltimore, moulded	50 00 @ 50 00		

FIRE BRICK.		Cargo afloat	
Welsh	\$24 50 @ 30 00		
English	22 00 @ 30 00		
English, choice brands	30 00 @ 37 00		
Scotch	27 50 @ 35 00		
Silica, Lee-Moor	30 00 @ 35 00		
Silica, Dinas	45 00 @ 55 00		
White, Enamelled, English size	3/4 M. 90 00 @ 95 00		
do do domestic size	80 00 @ 85 00		
Warm Buff facing, domestic size	45 00 @ 50 00		
American No. 1	30 00 @ 35 00		
American No. 2	25 00 @ 30 00		

CEMENT.		Cargo afloat	
Rosendale	3/4 bbl \$1 10 @ 1 25		
Portland, English, general run	2 25 @ 2 50		
Portland, German, general run	2 20 @ 2 50		
Roman	3/4 bbl 2 75 @ 3 25		
Keene's coarse	4 50 @ 6 00		
Keene's fine	9 00 @ 10 00		

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

Stettin (German) Portland	2 40 @ 2 75
Portland Burham	2 40 @ 2 50
Portland, K., B. & S.	2 50 @ 2 65
Lafarge	2 90 @ 3 25
Portland, J. B. White & Bro.	2 45 @ 2 85
Portland "Star" German	2 50 @ 2 75
Portland, Saylor's American	2 15 @ 2 45
Portland, Dyckerhoff	2 90 @ 3 25
Portland, Gibbs & Co.	2 60 @ 2 85
Portland, Lagerdorfer	2 45 @ 2 65
Rosendale, Snyders Bridge brand	1 00 @
Windsor Hydraulic	1 00 @ 1 10
Standard Hydraulic	1 35 @ 1 50
Cable Portland	2 15 @ 2 40

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.		Cargo afloat	
2.0x6.0	1 1/4 in. \$1 81		
2.0x6.6	1 1/4	1 20	
2.6x6.8	1 1/4	1 24	
2.8x6.8	1 1/4	1 32	

DOORS, MOULDED.		Cargo afloat	
Size	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0	\$1 58		
2.0x6.6	1 67	2 09	
2.6x6.8	1 90	2 41	
2.6x6.10	1 94	2 46	
2.6x7.0	2 08	2 89	
2.8x6.8	1 19	2 54	3 71
2.8x7.0	2 16	2 60	3 86
2.10x6.10	2 09	2 63	3 96
3.0x7.0	2 34	2 84	4 22
Hot Bed Sash Glazed, 3.0x6.0			\$2 15
Hot Bed Sash Unglazed, 3.0x6.0			85

OUTSIDE BLINDS.		Cargo afloat	
Per lineal foot, up to 2.10 wide	\$	@	\$0 30
Per lineal foot, up to 3.1 wide		@	22
Per lineal foot, up to 3.4 wide		@	24

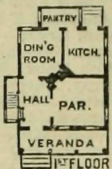
(Continued on Page VIII.)

MISCELLANEOUS



**WILSON'S Rolling Venetian Blind,**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut.  
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON,**  
150 & 152 W. 25th St., New York.  
Mention this paper.

A BEAUTIFUL HOUSE FOR \$1200



\*\*\* This marvelous house has been built more than 300 times from our plans; it is so well planned that it affords ample room even for a large family. 1st floor shown above; on 2d floor are 4 bed rooms and in attic 2 more. Plenty of closets. The whole warmed by one chimney. Large illustrations and full description of the above as well as of 39 other houses, ranging in cost from \$400 up to \$6,500, may be found in "SHOPPEL'S MODERN LOW-COST HOUSES," a large quarto pamphlet, showing also how to select sites, get loans, &c. Sent postpaid on receipt of 50c. Stamp taken, or send \$1 bill and we will return the change. Address, BUILDING PLAN ASSOCIATION, 94 Rockman St., Box 2702, N. Y.

A. KLABER,

**Steam Marble Works,**  
256, 258 & 260 E 57th Street,  
At 2d Ave. Elevated R. R. Station. NEW YORK

**J. WILLIAM HANNAN & CO.—THIS** is to certify that the undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership under the name or firm of J. WILLIAM HANNAN AND COMPANY; that the general nature of the business to be transacted is the manufacturing of stationery, bookbinding and paper ruling; that the principal place of business of the partnership is in New York City; that J. William Hannan, who resides in the City of Brooklyn, is the general partner; that Edgar J. Levey, who resides in the City of New York, is the special partner, and that the said Edgar J. Levey as special partner hath contributed the sum of three hundred dollars as capital towards the common stock, and that the said partnership is to commence on the twenty-first day of December, 1885, and is to terminate on the twenty-first day of December, 1887.

Dated this twenty-first day of December, one thousand eight hundred and eighty-five.  
J. WM. HANNAN,  
EDGAR J. LEVEY.

City and County of New York, s s:  
On the twenty-first day of December, one thousand eight hundred and eighty-five, before me came J. William Hannan and Edgar J. Levey, to me known and known to me to be the individuals described in, and who executed the above certificate, and they severally acknowledged that they executed the same.

EDWARD HINMAN,  
Notary Public, Kings County; certificate filed in New York County.

City and County of New York, s s:  
J. William Hannan, the general partner named in the above certificate, being duly sworn, doth depose and say, that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.

Sworn this twenty-first day of J. WM. HANNAN.  
December, 1885, before me,  
EDWARD HINMAN,  
Notary Public, Kings County; certificate filed in New York County.

**J. WILLIAM HANNAN & CO.—WHERE-**AS, the co-partnership heretofore existing under the firm name of J. William Hannan & Co., has been dissolved by the retirement of Charles E. Rushmore, but the business of the firm is to be conducted by the subscriber. And, whereas, the undersigned desires to continue the use of the said partnership name, under and pursuant to the act of the Legislature of the State of New York, entitled "An act allowing the continued use of co-partnership names in certain cases," passed April 17th, 1854, and the acts amendatory thereof and supplementary thereto. And, whereas, the said Charles E. Rushmore has duly consented, in writing, to the use of the firm name of J. William Hannan & Co., by the subscriber. Now, therefore, I, J. William Hannan, whose place of abode is in the City of Brooklyn, County of Kings, and State of New York, do hereby certify, pursuant to said statute, that I am the only person now and hereafter conducting business, and dealing under said firm name of J. WILLIAM HANNAN & CO., and that said business will be conducted as heretofore, at No. 104 Fulton street, in the city of New York.

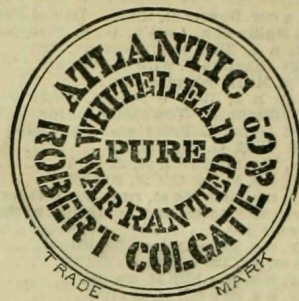
Dated, December 24th, 1885.  
J. WM. HANNAN.

City and County of New York, s s:  
On this 24th day of December, 1885, before me personally came J. William Hannan, to me known and known to me to be the individual described in, and who executed the foregoing certificate, and who acknowledged to me that he executed the same for the purposes therein mentioned.

EDWARD HINMAN,  
Notary Public, Kings County, certificate filed in New York County.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,  
Manufacturers of  
**Atlantic Pure White Lead.**



The best and most reliable White Lead made and unequalled for uniform  
Whiteness, Fineness and Body.  
**RED LEAD AND LITHARGE**  
**PURE LINSEED OIL,**  
Raw, Refined and Boiled.  
**ROBERT COLGATE & CO.,**  
287 PEARL STREET, NEW YORK.

BAUMANN BROTHERS

Have on exhibition a large and superb stock of rich and fashionable Parlor, Library, Hall, Dining-room and Chamber Furniture in all kinds of woods and finish at bottom figures. Also as large a variety in foreign and domestic Carpets, Rugs, Oil Cloths and Linoleum. We are constantly receiving novelties, the latest productions of the most celebrated European manufacturers. The public are cordially invited to inspect this ever-varying stock, irrespective of any idea of purchasing.

Nos. 22, 24 and 26 East 14th St.,  
Near Union Square.

W. & J. SLOANE.

Apartment, Flat

TENEMENT HOUSES,

Halls, Stairways  
and Public Rooms

Furnished With  
**Carpetings, Linoleum,**  
**Corticine or Oil Cloth**

At the Very Lowest Prices.

Samples will be submitted and estimates given whenever desired.

Broadway, 18th and 19th Streets.

SOLID RELIEF.

THE NEW DECORATION FOR SIDE WALLS AND CEILING  
(Patented July 24th, 1883.)  
Artistic, Water and Fire-Proof, durable and impervious to atmospheric influences. Special and exclusive designs in this material. A room decorated with Solid Relief can be seen at the Casino, Central Park.  
**ARTMAN & FECHTELER,**  
FRESCO PAINTERS AND DESIGNERS,  
906 SIXTH AVENUE, NEW YORK

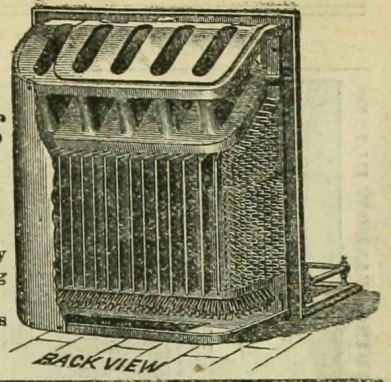
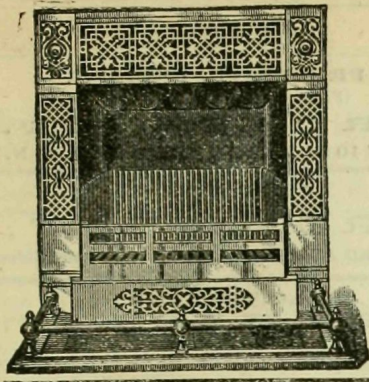


**EDWIN A. JACKSON & BRO.,**

77 BEEKMAN STREET, NEW YORK.

**Heat-Saving and Ventilating  
GRATE.**

The grate thoroughly warms and ventilates my study, 18x28 feet.  
STANLEY MATTHEWS (U. S. Supreme Court).  
I thoroughly heat at all times my dining-room, 20 feet square, and generally a nursery above of same size in my house on Lenox Hill, with one ventilating grate.  
EVERETT P. WHEELER.  
I think they will keep the house as warm as any furnace would, unless possibly in the very coldest weather.  
HARVEY EDW'D FISK, No. 2017 5th Avenue, New York City.



**WM. E. UPTEGROVE & BRO.,**

**MAHOGANY AND ALL THIN WOODS FOR HOUSEWORK.**

Correspondence Solicited from Architects, Builders and Owners.

SAW MILLS, YARD AND OFFICE,

FOOT EAST TENTH AND ELEVENTH STS., N. Y.

**NILES' PATENT LOCKS & KNOBS**

**The Ives Sash Lock.**

NO LOST MOTION.

NO HUB TO BREAK.

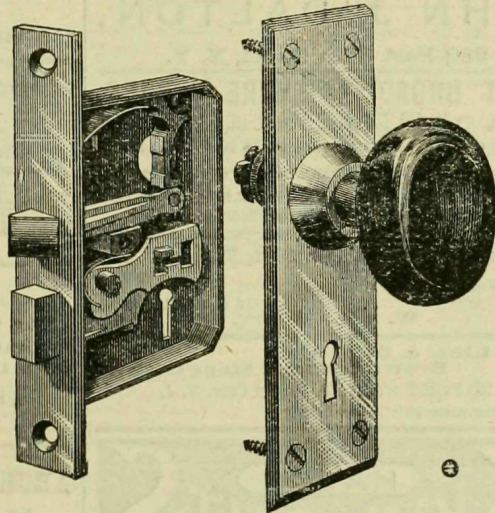
NO KNOB SCREWS

OR WASHERS.

ADAPTED FOR ALL

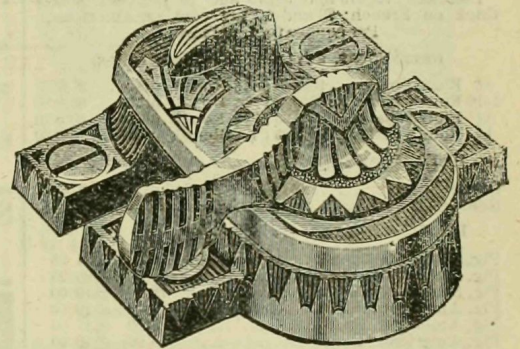
DOORS FROM 1 1/4 INCH

THICKNESS AND OVER.



A New Device. A Sure Lock. Burglar-Proof

Will effectually draw the sashes together.



Call and examine, or write for prices and particulars,

**BUTLER & CONSTANT, Agents, 18 Warren Street, New York.**

**JAMES MATHEWS,  
Metal Roofer,**

CORNICES, &c.,

326 AV. B, Bet. 19th and 20th Sts. N. Y.

**EDELMEYER & MORGAN,**

**HOD ELEVATOR CO.,**

347 West 49th Street, New York.

Endless Ladders and Steam Hod Elevators to Let, and Hoisting Engines for all purposes. Sole proprietors of patent right for Endless Chain Ladder Hod Elevator. Branch, 468 CLERMONT AV., Brooklyn. Wm. C. Morgan, Pres. Jno. H. Edelmeyer, Sec. & Treas

**JAMES B. CARPENTER,  
WINDOW SHADES,  
PAPER HANGINGS,  
Lace & Heavy Curtains & Draperies.**

Contracts made with Hotels, Steamers, Churches and Stores for Shades, Curtains and Upholstering in all its branches.

245 CANAL ST., N. Y.

**FRENCH FLINT TILES.**

General Agency, 13 WILLIAM ST.

Telephone Call, 677 New.

**INSIDE BLINDS.**

Per lineal foot, 4 folds, Pine.....	— @	92
Per lineal foot, 4 folds, Ash or Chestn't	— @	10
Per lin. ft, 4 folds, Cherry or Butternut	— @	130
Per lineal foot, 4 folds, Black Walnut	— @	150

**FOREIGN WOODS.**

Cedar—Small.....	4 1/2 @	5
do —Medium.....	5 1/2 @	6 1/2
do —Large.....	7 @	8 3/4
Mahogany—Small.....	5 @	6 1/4
do —Medium.....	6 3/4 @	7 1/2
do —Large.....	8 @	11
do —Extra Large.....	12 @	14
Rosewood, ordinary to good.....	2 1/2 @	4 1/4
Rosewood, good to fine.....	4 1/2 @	6 1/2
Lignumvite, 8@12 in.....	1/2 ton	45 00 @ 65 00
Lignumvite, other sizes.....	15 00	@ 25 00

**GLASS.**

Window Glass, Prices Current per Box of 50 feet.

Sizes.	SINGLE.			
	1st.	2d.	3d.	4th.
6x 8—10x15.....	\$11 50	\$10 50	\$10 00	\$9 50
11x14—16x24.....	13 00	12 25	11 50	10 75
18x22—20x30.....	17 00	16 00	14 50	13 25
15x36—24x36.....	19 00	17 00	15 00	—
26x28—24x30.....	20 00	18 50	16 25	—
26x36—26x44.....	21 50	20 00	16 50	—
26x46—30x50.....	23 50	22 00	19 00	—
30x52—30x54.....	25 00	23 00	20 00	—
30x56—34x56.....	26 00	24 00	22 00	—
34x58—34x60.....	27 50	26 00	23 50	—
36x60—40x60.....	31 00	28 00	26 00	—

**DOUBLE.**

6x 8—10x15.....	14 00	13 50	13 00	12 25
11x14—16x24.....	17 00	16 00	15 25	14 50
18x22—20x30.....	22 00	20 50	19 00	—
15x36—24x36.....	24 00	22 00	20 00	—
26x28—24x36.....	26 00	24 00	21 75	—

(Continued on page xi.)

**NOTICE IS HEREBY GIVEN THAT**

the annual meeting of the stockholders of the Title Guarantee and Trust Company will be held at the offices of the Company, 55 Liberty Street, in the City of New York, on the 19th day of January, 1886, at 11 o'clock in the forenoon; and that the annual election of Trustees of said Company, and of three Inspectors of Election to serve for the succeeding year will be held at the same place on the same day. The polls will be opened at 12 o'clock noon, and will remain open one hour.

New York, December 16, 1885.

C. H. KELSEY, Secretary.



**ANDREW'S  
CELEBRATED  
DESKS.**

Made of best kiln dried lumber of improved designs and thorough workmanship; also Library Tables, Office Lounges and Chairs.

Bank fitting a specialty.

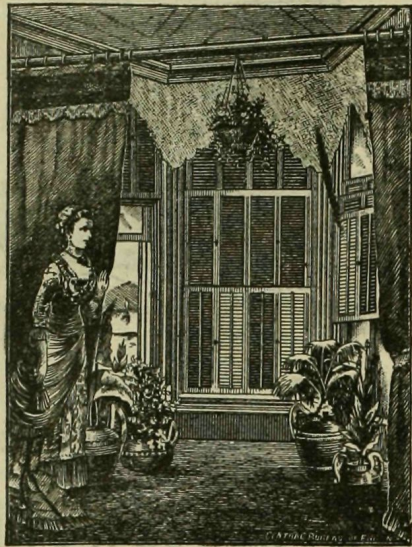
We claim great superiority in all Office Furniture. Prices reduced.

**A. H. ANDREWS & CO.,**

19 BOND ST., N. Y.

MISCELLANEOUS.

HILL'S PATENT SLIDING WINDOW BLINDS.



Manufactured by VENETIAN BLIND CO., Burlington, Vt.

These blinds require no hinges, and all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style these blinds are not excelled by any in the market. Call and see them, or send for circular to the New York office No. 1193 Broadway. WM. HAMILTON, Sole Agent.

(See next issue for cut showing English Venetian Blinds.)

BUILDING MATERIAL PRICES

26x36—26x44.....	27 50	26 00	22 50
26x46—30x50.....	30 00	28 00	24 50
30x52—30x54.....	31 50	29 00	26 00
30x56—34x56.....	33 00	30 50	28 00
34x58—34x60.....	35 00	34 00	31 00
36x60—40x60.....	38 00	36 00	34 00

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.

Discount 70@75 and 5@75 and 10 per cent. single thick on French; 70 and 10 per cent. on American. Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

1/8 Fluted plate... 18@20	3/8 Rough plate... 27@30
1-16 Fluted plate... 20@22	1/2 Rough plate... 33@30
1/4 Fluted plate... 22@25	3/4 Rough plate... 60@70
1/2 Rough plate... 22@25	1 Rough plate... 70@80

HAIR—Duty free.

Cattle.....	7 bushel of 7 lbs.	21@25
Goat.....		30@35

IRON.

Pig, Scotch, Coltness.....	1 ton	\$21 00	@21 25
Pig, Scotch, Glengarnock.....		20 00	@20 25
Pig, Scotch, Eglinton.....		18 50	@19 00
Pig, American, No. 1.....		18 00	@19 00
Pig, American, No. 2.....		16 00	@17 00
Pig, American, Forge.....		15 00	@16 00

BAR IRON FROM STORE.

Common Iron.

3/4 to 1 in. round and square.....	1 lb	1.6	@ 1 75
1 to 6 in. x 3/8 to 1 in.....		1.6	@ 1 75

Refined Iron.

3/4 to 2 in. round and square.....	1 85	@ 2 30
1 to 6 in. x 3/8 to 1 in.....	1 85	@ 2 30
1 to 6 in. x 1/4 and 5-16.....	1 90	@ 2 40
Rods—3/8@1-16 round and square.....	1 70	@ 2 30
Bands—1 to 6x3-16 No. 12.....	2 00	@ 2 50
Norway nail rods.....	5	@ 6

Sheet.

Nos. 10 to 16.....	1 lb	2 70	@ 3 00
Nos. 17 to 20.....		3 00	@
Nos. 21 to 24.....		3 00	@
Nos. 25 to 26.....		3 00	@ 3 12 1/2
Nos. 27 to 28.....		3 25	@ 3 37 1/2

Galvanized, 10 to 20.

do 21 to 24.....	5	@ 4 1/2	
do 25 to 26.....	6	@ 5 1/2	
do 27.....	6 1/2	@ 6	
do 28.....	7	@ 6 1/2	
Patent planished.....	1 lb A,	10c.;	3, 9
Russia.....	1 lb	10	@ 10 3/4
Rails, American steel.....		35 00	@

LABOR.

Ordinary, per day.....	\$1 50	@ 2 50
Masons, do.....	3 50	@ 4 00
Plasterers, do.....		4 00
Carpenters, do.....	2 75	@ 3 50
Plumbers, do.....		3 50
Painters, do.....	2 50	@ 3 50
Stone-setters, do.....	3 50	@ 4 00

LIME.

Rockland, common.....		@ 1 00
Rockland, finishing.....		@ 1 20
State, common, cargo rate.....	1 bbl	@ 90
State, finishing.....		@ 1 10
Ground.....	95	@ 1 00

Add 25c. to above figures for yard rates.

LATH—Cargo rate.....

	1 M	@
--	-----	---

(Continued on page 1X.)

IRON WORK.

C. VREELAND'S IRON WORKS,

Manufacturer and Constructor of Iron Fronts, Girders, Columns, Railings and every description of Builders' Iron Work. 1356 Broadway, Bet. 36th and 37th Sts., N. Y.

James Irons, HARLEM IRON WORKS,

Manufacturer of all kinds of Iron Work for Buildings. Iron Railings, Stairs, Shutters, Doors, Girders, Lintels, Anchors, Bridle Irons, Store Fronts, etc., etc. Jobbing and Repairing Promptly Attended to. No. 103 EAST 130th STREET, Near 4th Avenue, New York.

JOHN BORKEL, Manufacturer of GALVANIZED

IRON CORNICES AND MOULDINGS, SLATE AND METAL ROOFER, Ornamental Copper Work a Specialty. 79 and 81 Elm Street, - - New York.

CENTRAL IRON WORKS,

203 E. 30th ST., N. Y. Telephone Call, 39th St., 710. Iron Work for Building Purposes, Fire Escapes, Balconies, Railings and Ornamental Iron Work.

Sole makers of the Dunn, Mott & Wilson Fire Escape.

SAMUEL NICHOLS, ARCHITECTURAL IRON WORKS.

Columns, Lintels, Sills, Beams, Fire Escapes, Railings, Sidewalk Elevators, Stoops, Shutters and every description of Iron Work for buildings. 197 Wooster Street, N. Y.

ARCHITECTURAL IRON WORK.

Fire Escapes, etc. JOHN J. DALTON, 230 East 38th Street, N. Y.

WEST BROADWAY WIRE WORKS.

Achille Bataille 122 West Broadway, Opp. White St., N. Y. Wire Railing for Banks, Offices, Cemeteries, Wire Window Screens, Wire Elevator Enclosures, &c., Brass and Iron Wire Cloth.

Sanitary Plumbing in all its Branches. Roofs, Furnaces and Ranges repaired. 416 Fourth Avenue. W. A. LAWTON.

STIRLING & DUNCAN, Brown and Ohio Stone Cutters,

100 FIRST STREET, Jersey City, N. J. Jobbing promptly attended to.

THE HAYES SKYLIGHTS

VENTILATORS ETC. ESTD 1868. 71-8 AVE. N.Y.

Bickelhaupt's Metallic Skylights.



MANUFACTURED SOLELY BY BICKELHOUP BROS., 218 W. 37th STREET, N. Y.

No infringement on any other, cheapest and best STEAM HEATING APPARATUS. H. B. SMITH COMPANY.



Reed's Improved Cast Iron Radiators. The extended use of these Radiators throughout the country demonstrates the superiority over all others. Als Gold's Sectional House Heating Boilers and Pin Indirect Radiators. Mills' Safe ty Sectional

A. MERCER, AGENT AND ENGINEER, Boilers. 137 Centre Street, New York.

ARCHITECTS.

FREDERICK EBELING, (Formerly with John B. Snook.) ARCHITECT, Office, 140 2d St., Bet. 1st Av. & Av. A, N. Y.

JOHN BRANDT, ARCHITECT, 1491 THIRD AVENUE, - Northeast Cor. 84th Street.

M. LOUIS UNGRICH, ARCHITECT, 1554 Broadway, Late with James E. Ware. New York.

JOSEPH A. STARK, ARCHITECT, No. 12 CHAMBERS STREET, N. Y.

HERMANN H. SPINDLER, City Surveyor, Topographical & Sanitary Engineer 32 LIBERTY STREET, Room 9, New York.

MACLAY & DAVIES, CITY SURVEYORS AND CIVIL ENGINEERS, 120 AND 697 BROADWAY, NEW YORK. (P. O. Address, Lock Box 110, Equitable Building.) Specialty—City Surveying and Building Construction

Augustus Howe, Jr., Architect. 7 WARREN STREET, - - New York.

THEOBALD ENGELHARDT, ARCHITECT No. 779 BROADWAY, Cor. Wall St., Brooklyn, E. D

DE LEMOS & CORDES, ARCHITECTS, 189 BROADWAY, - - NEW YORK.

George W. Da Cunha Architect, 32 LIBERTY STREET, - - NEW YORK.

ALFRED ZUCKER & CO., (Successors to HENRY FERNBACH), 346 AND 348 BROADWAY

ARCHITECTS SPECIFY.

The Climax Rail for all sliding doors, it cannot jump the track, and is level with the floor.

GEO. F. TAYLOR, Business Manager, 134 WATER ST., N. Y.

ARCHITECTURAL WOOD WORKERS.

H. B. RUMMLER & CO., (Late with T. B. Stewart & Co.) Mantels, Doors, Trimmings, Wainscot, Etc., Office and Factory, 15 and 16 13th Av., N. Y., One block above West 11th St. Estimates furnished. Samples of Wood Mantels on hand.

SHEFFIELD IRON WORKS, FIRE ESCAPES & IRON RAILINGS, Iron Work for Buildings. 133 Conselyea Street, Brooklyn.

D. BLACK, STAIR BUILDER

151 & 153 East 128th St.

Jos. Smith & Co., Manufacturers of

LADDERS,

Scaffold Horses, Flag, Clothes and Scaffold Poles, 566 West 23d St, Cor. 11th Av., N. Y.

WILLIAM BARRETT, Contractor & Cartman, 480 to 490 Water Street, New York.

Sand always on hand. Estimates given and excavating done on the shortest notice. Telephone Call 211 John

FRENCH FLINT TILES.

General Agency, 13 WILLIAM ST. Telephone Call, 677 New.

**CABINET WORK**

**Hall & Garrison,**  
Manufacturers of  
**INTERIOR DECORATIONS,**  
Church, Office and Bank Furniture,  
Wood Mantels and Cabinet Trim.  
New York Office, 132 BOWERY, Cor. Grand Street.  
Factory in Philadelphia. HENRY C. ADAMS, Manager.

**R. E. SMITH,**  
Hardwood Trim, Doors and Mantels  
Fine Interior Fittings in Hardwoods a Specialty.  
446 and 448 WATER ST., Bet Market and Pike St., N. Y.

**White, Potter & Paige Manuf. Co.,**  
415 Willoughby Av., Brooklyn, N. Y.  
Manufacturers of "Builders' Cabinet Work," Hard  
wood Mantels, Doors, Trimmings, Wainscoting,  
Console and Pier Frames and Architectural Wood  
Work. Special designs made, and estimates given to  
architects and builders.  
TELEPHONE CALL 373, WILLIAMSBURG.

**Plowdon Stevens,**  
Manufacturer of  
**WOOD MOULDINGS  
AND TRIMMINGS,**  
FOOT OF WEST 48TH STREET, NEW YORK.  
Planing, Sawing, Re-Sawing, Scroll Sawing & Turning.

**ARTISTIC CABINET WORK**  
**B. Schmidt & Co.,**  
501-505 East 70th Street, New York.  
HARDWOOD DOORS, CEILINGS, MANTELS  
TRIMMINGS, MIRROR FRAMES, &c.

**LOUIS BOSSERT.**  
LUMBER, AND DOORS, PINE AND  
MOULDING, CEILING, SPRUCE  
SASHES, BLINDS SIDING FLOORING, &c  
**MOULDING AND PLANING MILL,**  
18, 20, 22, 24, 26, 28 & 30 Johnson Ave..  
Office, 6 & 8 Union Av., B'klyn, E. D.

**The Bradley & Currier Co. (Limited),**  
Cabinet Made Doors and Trimmings,  
**FINE HARDWOOD MANTELS,**  
54 and 56 DEY STREET, - - - New York.

**WOOD MANTELS,**  
Trim, Wainscoting, Etc.,  
**Geo. W. Phillips,**  
414 and 416 West Twenty-seventh Street, New York.

**MARX & WACHSCHLAGER,**  
NEWELS, MANTELS, MIRRORS AND BUFFETS  
PANEL AND FINE CABINET WORK,  
93, 95 and 97 GWINNETT STREET, - - BROOKLYN.

**PLASTERING.**  
**Plain & Ornamental.**  
JOBING PROMPTLY ATTENDED TO.  
**JAMES H. BLACK,**  
205 East 64th Street,  
Residence, 427 Pleasant Avenue, N Y

**J. K. BRIGHAM, Importer of**  
**SPANISH GLAZED WAINSCOT TILES,**  
Laid in the Bath-Rooms, Kitchens and Laundries of  
many of the finest and best houses. Not affected by  
grease, smoke, moisture or gases. A great variety of  
attractive patterns at moderate prices. Inspection  
invited. Send for estimates and samples.  
237 Broadway, N. Y. (Broadway Bank Building)

**C. L. RATHBORNE AND COMPANY.**—  
Limited Partnership.—The undersigned being  
desirous of forming a limited partnership under the  
Statutes of the State of New York, do hereby certify as  
follows:  
1. That the name of the firm under which said part-  
nership is to be conducted is C. L. RATHBORNE AND  
COMPANY.  
2. That the general nature of the business to be  
transacted by said partnership is to be the purchase  
and sale on commission of stocks, bonds and other  
securities, and whatever properly appertains thereto,  
in the city of New York.  
3. That the names of all the general and special  
partners interested in such partnership are as follows:  
Charles L. Rathborne, who resides in the City, County  
and State of New York; and Robert William Rath-  
borne, who resides in said City, County and State of  
New York, are the general partners; and Christopher  
C. Baldwin, who resides in said City, County and  
State of New York, is the special partner.  
4. That the said Christopher C. Baldwin has con-  
tributed the sum of fifty thousand dollars in cash, as  
capital to the common stock and in addition to the  
contribution of capital made by the general partners.  
5. That the period at which the said partnership is  
to commence is on the twenty-first day of December,  
in the year one thousand eight hundred and eighty-  
five; and the period at which the said partnership  
shall be terminated is the twenty-first day of December,  
in the year one thousand eight hundred and eighty-  
eight.  
Dated at New York, this fifteenth day of December,  
1885.

CHARLES L. RATHBORNE,  
R. WM. RATHBORNE,  
C. C. BALDWIN.

**BUILDING MATERIAL PRICES.**

**LUMBER.**  
Prices for yard delivery, average run of stock.  
Allowance must be made on one side for special con-  
tracts, and on the other for extra selection.

Pine tub plank 3/4 M ft.	\$75 00	@	80 00
Pine, very choice and ex. dry.	65 00	@	70 00
Pine, good	55 00	@	60 00
Pine pickings	45 00	@	50 00
Pine, shipping box	21 00	@	22 50
Pine, common box	18 00	@	20 00
Pine, common box, 5/8	16 00	@	18 00
Pine, tally plank, 1 1/4, 10in., dress'd ea	44	@	50
Pine, tally plank, 1 1/4, 2d quality	35	@	40
Pine, tally plank, 1 1/4, culls	30	@	32
Pine, tally boards, dressed, good	32	@	35
Pine, tally boards, dressed, common	28	@	30
Pine, strip boards, m'ch'able, dress'd	20	@	22
Pine, strip boards, common	18	@	20
Pine, strip boards, clear	25	@	26
Pine, strip plank, dressed, clear	33	@	35
Spruce boards, dressed	25	@	28
Spruce plank, 1 1/4 inch, each	28	@	30
Spruce plank, 2 inch, each	38	@	40
Spruce plank, 1 1/4 inch, dressed	28	@	30
Spruce plank, 2 inch, dressed	43	@	45
Spruce wall strips, 2x4	15	@	18
Spruce timber	20 00	@	22 00
Hemlock boards	18	@	20
Hemlock joist, 2 1/2x3	16	@	18
Hemlock joist, 3x4	18	@	20
Hemlock joist, 4x6	40	@	44
Ash, good	48 00	@	50 00
Oak	55 00	@	65 00
Maple, cull	25 00	@	30 00
Maple, good	45 00	@	50 00
Chestnut	45 00	@	52 00
Cypress, 1, 1 1/2, 2 and 2 1/2 inch	35 00	@	40 00
Black Walnut, good to choice	140 00	@	160 00
Black Walnut, ordinary to fair	100 00	@	120 00
Black Walnut, 5/8	85 00	@	100 00
Black Walnut, selected and seasoned	150 00	@	175 00
Black Walnut counters	22	@	28
Black Walnut, 5x5	150 00	@	160 00
Black Walnut, 6x6	160 00	@	170 00
Black Walnut, 7x7	175 00	@	180 00
Black Walnut, 8x8	175 00	@	180 00
Cherry, wide	100 00	@	120 00
Cherry, ordinary	70 00	@	80 00
Whitewood, inch	45 00	@	50 00
Whitewood, 5/8 inch	35 00	@	40 00
Whitewood, 5/8 panels	45 00	@	50 00
Yellow pine dressed flooring, 3/4 M ft.	28 00	@	35 00
Yellow Pine girders	25 00	@	30 00
Shingles, extra shaved pine, 18 in 3/4 M	5 75	@	6 00
Shingles, extra sawed pine, 18 in	4 50	@	5 00
Shingles, clear sawed pine, 16 in	22 00	@	24 00
Shingles, heart, cypress, 2 1/2x7	—	@	14 00
Shingles, heart, cypress, 20x6	—	@	14 00

**PLASTER PARIS.**

Calcined, ordinary city	1 30	@	1 35
Calcined, city casting	1 40	@	1 50
Calcined, city superfine	1 65	@	1 75
Calcined, Eastern	1 35	@	1 40

**PAINTS AND OILS.**

Chalk block	\$1 10	@	—
Chalk in barrels	—	@	40
China clay	13 00	@	16 00
Whiting, gilders, &c	60	@	65
Whiting, common	37 1/2	@	42 1/2
Paris White, English	95	@	1 25
Lead, white, American, dry	49 1/2	@	5
Lead, white, American, in oil pure	5 1/2	@	6
Lead, English, B. E. in oil	8 1/2	@	8 1/2
Lead, red, American	5 1/2	@	5 1/2
Litharge	5	@	5 1/2
Ochre, French, dry	1 1/2	@	1 1/2
Venetian, red, American	1	@	1 1/4
Venetian red, English	1 1/2	@	1 1/2
Tuscan red	9 1/2	@	11
Indian red	5	@	10
Vermillion, American Lead	11	@	11 1/4
Vermillion, English	65	@	70
Carmine, American, No. 40	3 15	@	3 25
Orange Mineral	7 1/2	@	11 1/2
Paris green	15	@	20
Sienna, lump	3	@	4 1/4
Sienna, powdered	5 1/4	@	6 1/4
Umber, Amer. raw and powdered	1 1/4	@	1 1/4
Umber, Turkey, lump	1 1/4	@	3
Umber, Turkey, powder	3	@	3 1/2
Drop Black, English	11	@	13
Drop Black, American	7	@	13
Prussian blue	15	@	45
Ultramarine blue	7	@	20
Chrome green	5	@	20
Oxide zinc, American	3 1/2	@	4
Oxide zinc, French, V M G S	7 1/2	@	8
Oxide zinc, French, V M R S	6 1/2	@	6 1/2

**SLATE.** Delivered at New York.

Purple roofing slate	3 square	\$5 00	@	7 00
Green slate	6 00	@	7 00	
Red slate	—	@	15 00	
Black slate, Pennsylvania (at Jersey City)	4 50	@	5 00	

**STONE**—Cargo rates, delivered at New York.

Amherst freestone, in rough, 3/4 C ft	No. 1	\$ 80	@	95
Amherst do do 3/4 C ft No. 2		75	@	80
Berlin freestone, in rough		75	@	1 00
Berea freestone, in rough		75	@	1 00
Brown stone, Portland, Ct.		1 00	@	1 30
Brown stone, Belleville, N. J.		75	@	1 25
Granite, rough		60	@	1 25
Carlisle (Corsehill) Scotch, 3/4 ft.		—	@	—

**NATIVE STONE.**

Common building stone	2 00	@	3 00
Base stone, 2 1/2 ft. in length, 3/4 lin. ft	40	@	50
Base stone, 3 ft. in length	50	@	75
Base stone, 3 1/2 ft. in length	70	@	75
Base stone, 4 ft. in length	75	@	1 00
Base stone, 4 1/2 ft. in length	1 00	@	1 25
Base stone, 5 ft. in length	1 25	@	1 50
Base stone, 6 ft. in length	2 50	@	3 00

**SOLDERS.**

Half and half	14 1/2	@	—
Extra	12 1/2	@	—
No. 1	11 1/2	@	12
No. 2	11	@	11 1/4

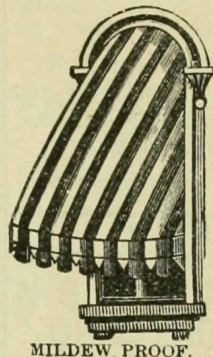
**TIN PLATES.**

I. C. Charcoal, 10x14	3 box	\$5 15	@	7 25
I. C. coke, 10x14		4 15	@	4 75
I. X. charcoal, 10x14		6 15	@	9 25
I. C. charcoal, 20x28		10 50	@	14 50
I. X. charcoal, 14x20		6 15	@	9 25
I. C. coke, 14x20		4 15	@	4 75
I. C. coke, terne, 14x20		6 8 1/2	@	7 00
I. C. charcoal, terne, 14x20		4 75	@	7 00

**ZINC.**

Sheet, cask	5 1/2	@	5 1/2
Sheet, open	6 1/2	@	7

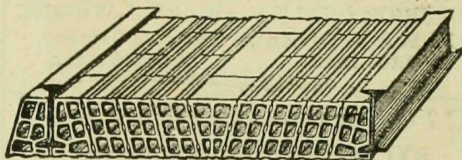
**BUILDERS' SUPPLIES.**



MILDEW PROOF.

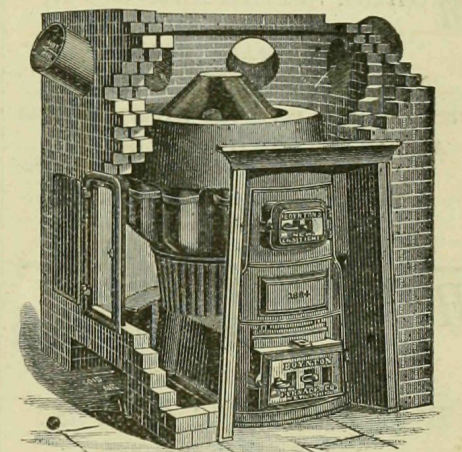
**F. SKELTON,**  
1325 Broadway, N. Y.  
Bet. 34th and 35th Streets,  
West Side.  
MANUFACTURER OF  
**AWNINGS, TENTS &  
FLAGS.**  
A New Style of Ventilating  
Awning.

Canopies, Dancing Crash,  
Camp Chairs, Dining Chairs,  
Round Tables and Extension  
Tables to Let. Invitations  
delivered—Men to call car-  
riages. Imported and Domes-  
tic Canvas and Bunting for  
Sale.



Iron Beam Protection. Patented June 3, 1884

**HENRY MAURER, Manufacturer of  
FIRE-PROOF MATERIAL**  
Of every description. Hollow Brick made of Clay  
for Flat Arches, Partitions, Furring, etc. Porous  
Terra Cotta, Fire Bricks, etc., etc.  
Office and Depot, 420 E. 23d St., New York.  
WORKS, PERTH AMBOY, N. J.



(Boynton's New Gas-Tight Furnace.)

**BOYNTON FURNACE CO.,**  
94 Beekman St., N. Y.

Sole Owners and Manufacturers of  
**BOYNTON'S CELEBRATED FURNACES.**

Ranges, Baltimore Heaters, etc.  
With 1883-4-5 Improvements.

N. A. BOYNTON, President. Inventors of all "Boynton"  
C. B. BOYNTON, Sec. & Treas. have been on the mar-  
ket for over 33 years.

40 Years in this line of Business.  
Over 50,000 "Boynton" Furnaces now in use.

**J. RAYNER.**  
**MAHOGANY**  
IN LOGS PLANKS  
BOARDS & VENEERS  
A FINE ASSORTMENT OF  
**CABINET WOODS**  
MILLS YARD & WHARF  
FOOT OF HOUSTON STREET  
**NEW YORK**

**FRENCH FLINT TILES**  
General Agency, 13 WILLIAM ST.  
Telephone Call, 677 New

**J. B. WHITE & BROS. (Limited.)**  
 Manufs. of English Portland and  
 Keene's Superfine and Coarse Cements.  
 We announce that we have changed our  
 agents and have appointed  
**MARCIAL & CO., 36 Broadway, N. Y.**  
 our sole agents for the Atlantic Seaboard of the U. S.  
 and we ask all buyers of our Cements to address all  
 inquiries to them. LONDON, February 1st, 1885.  
**WHITE'S PORTLAND.**  
 Quality and packages the best.  
 Works the largest in the world.  
 Price the lowest for the quality.

**HOWARD FLEMING,**  
 23 LIBERTY STREET, NEW YORK.  
 Sole Agent for  
**GIBBS ENGLISH PORTLAND CEMENT.**  
 SUPERIOR QUALITY AND FULL WEIGHT.  
**K. B. & S. Cement, Keene's Cement, Stettiner, Lagerdorfer, ROMAN CEMENT.**

**STOKES & PARRISH,**  
 HYDRAULIC, STEAM AND POWER  
 PASSENGER AND FREIGHT  
**ELEVATORS,**  
 FOR STORES, HOTELS, OFFICE BUILDINGS,  
 WAREHOUSES, FACTORIES, MINES, BLAST  
 FURNACES, ETC., HOISTING MACHINERY for  
 all purposes.  
 95 and 97 Liberty Street, New York,  
 30th and Chestnut Streets, Philadelphia.

**MORSE, WILLIAMS & CO.,**  
 (Successors to CLEM & MORSE.)  
 PASSENGER AND FREIGHT  
**ELEVATORS,**  
 WITH THE MOST IMPROVED SAFETY DEVICES,  
 AUTOMATIC HATCH DOORS,  
 AUTOMATIC HATCH GUARDS,  
 OFFICE, 108 LIBERTY STREET, N. Y.  
**J. KEIR, MANAGER.**  
 Office, 411 Cherry Street, Philadelphia, Pa.

**HYDRAULIC, STEAM  
 AND POWER**  
 FREIGHT AND PASSENGER  
**ELEVATORS.**  
 L. S. GRAVES & SON,  
 46 Cortlandt Street, New York.  
**FRANK M. REYNOLDS, Manager.**  
 WORKS, ROCHESTER, N. Y.

**A. B. SEE,**  
 Superior Freight Elevators,  
 79 and 81 Adams Street, Brooklyn.  
 Engines for Sidewalk Elevators.

**J. REEBER'S SONS,**  
 SECOND-HAND  
**BUILDING MATERIALS,**  
 Old Buildings Bought and Removed at shortest notice.  
 Yards, 107th St. and East River.

**GEO. H. STICKNEY,**  
 Steam Heating Apparatus,  
 And all kinds of  
 STEAM AND HYDRAULIC PIPE WORK.  
 Factory Work a Specialty.  
 148 LEONARD STREET, - - NEW YORK.

**OHIO BUILDING STONE,**  
 Used in the following Buildings:  
 AMHERST STONE. BERA STONE.  
 5th Av., bet 55th and 56th Sts. Stores cor Fulton and Cliff Sts.  
 Church cor of Madison Av and 57th St. St. Joseph's Home on 15th St., near 7th Av.  
 Astor's Stores, cor Broadway and Prince St. Eden Musee American, on 23d St., near 6th Av.  
 OFFICE, 247 BROADWAY, - - NEW YORK

**GEO. A. HAGGERTY,**  
 ELECTRIC-MECHANICAL  
**BELL HANGER,**  
 No. 803 THIRD AVENUE, N. Y.

**FARRELL & LARSEN,**  
 Manufacturers and Builders of the Endless Rope  
**DUMB WAITERS,**  
 ELEVATORS AND REFRIGERATORS,  
 413 AND 415 EAST 124TH STREET.  
 Great Improvements in Dumb Waiters.

**PECK, MARTIN & CO.,**  
**MASONS' BUILDING MATERIALS,**  
 FOOT 30TH STREET, NORTH RIVER,  
 FOOT SPRING STREET, NORTH RIVER,  
 FOOT 48TH STREET, EAST RIVER,  
 FOOT 74TH STREET, EAST RIVER,  
 FOOT 128TH STREET, HARLEM RIVER.  
 J. S. PECK. NATHAN PECK. ROBERT C. MARTIN.

**CANDA & KANE,**  
**MASONS' BUILDING MATERIALS,**  
 FOOT OF 51st AND 52d STREETS, NORTH RIVER,  
 FOOT OF 55th STREET, NORTH RIVER.  
 FOOT OF 14th STREET, EAST RIVER, NEW YORK.  
 FOOT OF AMITY STREET, NEAR SOUTH FERRY, BROOKLYN.  
 JOHN M. CANDA. JOHN P. KANE.

**MURDOUGH & DUFFELL,**  
 (LATE ROWE & DENMAN.)  
**DEALERS IN MASONS' BUILDING MATERIALS OF ALL KINDS,**  
 358 TO 360 WEST STREET, NEW YORK.  
 NATHAN MURDOUGH. Telephone Call, "500 Spring." J. HENRY DUFFELL.

**JOHN H. SEAMAN,**  
 (Late A. SEAMAN & SON.)  
**MASONS' BUILDING MATERIALS,**  
 MECHANICS' & TRADERS' EXCHANGE, 14 Vesey St., BUILDING MATERIAL EXCHANGE, 12 Dey St.  
 Office, FOOT HORATIO STREET, NORTH RIVER. ISAAC E. HOAGLAND.

**PRIZE MEDALLISTS.**  
 Exhibitions of 1852, 1865, 1867, 1873, 1873, and only Award and Medal for Noiseless Steel Shutters at  
 Philadelphia, 1876; Paris, 1878, and Melbourne, 1881.  
**CLARK, BUNNETT & CO. (LIMITED),**  
 (Late CLARK & COMPANY.) ORIGINAL INVENTORS AND SOLE PATENTEES OF  
 NOISELESS, SELF-COILING REVOLVING STEEL SHUTTERS FIRE AND BURGLAR PROOF  
 Improved Rolling Wood Shutters and Patent Metallic Venetian Blinds.  
 OFFICE AND MANUFACTORY, 162 AND 164 WEST 27TH STREET, - - NEW YORK.

**F. W. SEAGRIST, JR., & CO.,**  
**SECOND-HAND BUILDING MATERIALS.**  
 OFFICE AND STORE FIXTURES.  
 BUILDINGS BOUGHT AND REMOVED AT SHORT NOTICE.  
 YARDS, EIGHTEENTH STREET AND AVENUE B. Telephone Call, 496 21st Street.

**GILLIS & GEOGHEGAN,**  
**STEAM HEATING, LOW AND HIGH PRESSURE,**  
 TWENTY-FIVE YEARS' EXPERIENCE.  
 See our work at the new St. Patrick's Cathedral, Hebrew Orphan Asylum, "Temple Court" Building, and  
 hundreds of others in New York, Albany, Washington, Memphis and elsewhere.  
 Nos. 116, 118, 120 and 122 WOOSTER STREET, Bet. Spring and Prince Streets, third block from Broadway.

**C. H. SOUTHARD,**  
 Formerly the Partner of F. W. SEAGRIST, Jr.  
**SECOND-HAND BUILDING MATERIAL**  
 OFFICE AND STORE FIXTURES. Buildings Bought and Promptly Removed.  
 YARDS: 616 and 618 EAST 17th and 617 and 619 EAST 16th STREETS, NEW YORK.

**METROPOLITAN FIRE ESCAPE,**  
 (HOFELE'S PATENT, 1864)  
 All Kinds of Iron Work for Buildings. Fire Escapes a Specialty.  
**ALLEN & CO., Manufacturers,**  
 Nos. 140 AND 142 EAST 41ST STREET, - - NEW YORK  
 State, County and City Rights for sale.

**THOMAS FARRELL,**  
 ELECTRO-MECHANICAL  
**BELL HANGER,**  
 NO. 2257 THIRD AVENUE, NEW YORK.

**A. L. FAUCHERE & CO.,**  
 Importers and Manufacturers of  
**MARBLE, ONYX AND GRANITE.**  
 Architectural Work a Specialty.  
 OFFICE & WAREHOUSES: 433-435 Seventh Av., Near 34th St.  
 STEAM MILL & WORKS: 229-237 West 32d St., New York.

**ROBERT C. FISHER,**  
 Successor to FISHER & BIRD),  
**MARBLE AND GRANITE,**  
 97 to 103 EAST HOUSTON STREET,  
 ESTABLISHED 1880. NEW YORK

**FLYNT BUILDING AND CONSTRUCTION CO.,**  
 GENERAL OFFICE, PALMER, MASS.  
 We contract to perform all labor and furnish all material of the different classes required to build  
 complete CHURCHES, HOTELS, MILLS, PUBLIC BUILDINGS AND RESIDENCES, also for the construction  
 of RAILROADS, DAMS AND BRIDGES. We solicit correspondence with those wishing to place the construction  
 of any proposed new work under ONE CONTRACT, which shall include all branches connected  
 with the work. To such parties we will furnish satisfactory references from those for whom we have performed  
 similar work. BUILDING MATERIALS. The large amount of material that we handle in the execution  
 of our work enables us to quote very close prices. F. O. B. Cars at any shipping point, to those wishing  
 BUILDING MATERIAL OF ANY KIND.

**MINTON'S TILES,**  
 For Floors, Walls, Hearths, Mantels, &c.  
**MILLER & COATES, Agts**  
 279 PEARL STREET,  
 Near FULTON STREET, - - NEW YORK.

**JOHN FRANSMANN**  
**IRON RAILINGS  
 AND FIRE ESCAPES**  
 105TH STREET EAST RIVER.