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We are unable to publish the report of the majority of the Land Transfer Reform Commission, in advocacy of the lot system of indexing, this week, owing to the failure to get the copy in time for to-day's issue of THE RECORD AND GUIDE. Mr. Dwight H. Olmstead has one great advantage over his opponents in the promptness and perseverance which characterises his advocacy of the block system.

It is a pity that we cannot nationalize the Torrens' Laws which have made the transfer of real estate so cheap and easy in the British South Pacific colonies. There is no question in those countries as to indexing either by lot or block. The government keeps an official map in which all properties and their owners are indicated, and upon payment of a trifling fee the government guarantees the title when the transfer is made. The same system obtains in many of the States of Germany. A subscriber, a native of Baden, informs us that in that city the municipality guarantees the title upon the payment of a moderate fee. There is no need to hire a lawyer, for there are no searches. This gentleman thinks that the city of New York might realize a large revenue from this source if it would give a similar guarantee to those who bought real estate. The purchasers would in that case save nine-tenths of the money they are forced to expend and the transfer could be made in a day, whereas it now takes a month.

There is no marked change in the business situation. The transactions in real estate continue unusually large; the building movement shows no signs of abatement, and general business is fairly good. The striking workmen have no reason to complain, for in many branches of business the prospects are so good as to warrant employers in advancing wages. The stock market may be described as strong, but dull. The Reading reorganization will certainly go on, as it is now settled that the purchase of the stock from the Vanderbilts was to secure better terms for the junior securities from the Drexel syndicate. Some gold is still being shipped; but there is no likelihood of any large quantity of the yellow metal leaving our shores, because we have again begun to ship cotton and grain. A rise in exchange beyond the gold exporting point would lead to heavy shipments of American agricultural products. The foreign news shows that there is great depression in business abroad. The United States seems to be the only prosperous country on earth.

What a muddle this Broadway railroad business is to be sure. The community is so angry over the revelations showing the turpitude of Jake Sharp and his associates that there is a demand that the charter be annulled, and a resolution to that effect has been introduced into the State Legislature which, if pressed to a vote, would certainly go through without even a protest from the press. But the case against Sharp & Co. has not been made up as yet. The investigation is still going on; there has been no action of the Grand Jury—no court has given a verdict in the case. No one doubts the guilt of these people; but before the Legislature can act surely there should be a warrant from some court. The least the Legislature should do would be to wait until the end of the investigation of the Senate Committee, when the evidence will be submitted formally. Our perversely unwise newspapers are applauding this premature movement to annul the charter, never thinking of the consequences. Apart from the many innocent stock-holders whose property would be imperiled, if not confiscated, if the Legislature should prove to have the power to annul charters upon *ex parte* evidence, corporate securities would suffer a severe depreciation, for the Albany lobby would convert the Legislature into a huge blackmailing machine. Undoubtedly other corporations have secured their charters by the same means as were employed by Jake Sharp in getting the Broadway franchise. What a bonanza this would open to the lobby?

The fact is, Jake Sharp and corporate promoters like him are the natural result of our political, legal and business machinery. There is no more sense in being indignant at him than there would

be in getting angry at a blizzard or an earthquake. Matters have been so ordained in this country, that when a great public improvement is called for, the privilege of serving the community can only be secured by bribing legislatures, courts, lawyers and aldermen. New York has been suffering for the want of a Broadway railroad for thirty years. It is an undeniable public benefit; yet, as our newspapers know, there was no way of getting the charter except with the machinery employed by Jake Sharp. If the press and the public would unite to put an end to this vicious machinery it would do some good; but the indignation should be directed against the vicious system even more than against the guilty persons who take advantage of it.

The Money Actually Invested.

Were it not that newspapers furnish a medium for the propagation of truth as well as falsehood, and supply an atmosphere, so to speak, through which the sun of common sense can sometimes penetrate the malarial fogs which they serve to maintain in mid-heaven, we should be compelled to doubt the utility of diurnal printing presses. The most pretentious of our daily newspapers seem to be conducted by an editorial corps of juvenile cadets, with only an occasional adult or two who can do no more than try to hold the helm while the youthful and disorderly crew trim the sails to catch the winds aback, or in any manner that will either drive the craft in the wrong direction or throw her on her beam-ends.

The prevailing cant of the newspapers, echoed in this instance in legislative chambers and committee rooms, refers to the money actually invested in any enterprise or work of construction from which incomes are drawn, and the ratio of profits derived in return. If a railroad brings in more than 4 per cent. on the money paid to the iron founders, rolling stock manufacturers, track-layers, etc., by whom the work was carried to completion, the stock is watered and the public is being defrauded. On the same principle, if a builder succeeds in selling a new dwelling for a trifle more than the amount of the loan that enabled him to undertake the construction, with six per cent. and his living expenses added, he is a most dishonest man and should be carefully watched in all future attempts at bargain and sale. If a landlord charges more than enough for rent to pay his taxes and insurance dues, and keep his property in repair, he is to be suspected of being a rapacious gadgrind who wishes to filch from honest poverty and toil the wherewithal to pay for extravagant dinners and sumptuous apparel. The money actually invested is to be the gauge of all charges and the key of all industrial transactions.

But who ever yet knew an instance where the money actually invested in production was the true standard for estimating the value of any piece of property? Will two dwellings, each built at a cost of \$50,000, and located, one on Fifth avenue opposite Central Park, and the other on Baxter street, bring precisely the same price in the market? It ought not to take a very wise man nor a very old man to see that it is extraneous circumstances that give economic values to property, and that cost, except in a very secondary degree, is not even a factor in fixing the standard. The very men, or boys, who write these sage paragraphs in our daily papers about exorbitant profits on the money actually invested will go forth exhausted or emasculated by their labor in search of a dinner; and if the condition of their finances will permit the sacrifice to respectability, they will seek a restaurant where they know that the charges will represent a profit of several hundred per cent. on the food actually eaten. They will go to this place in preference to the ten-cent restaurant just around the corner, where they could feed quite as heartily with a restaurateur who would be satisfied with less than one-half the profits. It is respectability for which these young gentlemen are willing to pay. The cost of the food is only a subject of secondary consideration, or, as Toots says, "a matter of no consequence."

Let us draw a still further illustration from that same fountain of wisdom from which so large a proportion of the community drink an intellectual fluid more frequently to be compared to fire-water than to pure Croton. We will call up the *World* newspaper. That journal is a champion of the poor and needy; a bitter foe of all the Jacob Sharps in the community who insist on doubling and quadrupling the value of property by seeking fields for investment from whence extraordinary returns may be drawn. Now, it is barely possible that the present proprietor of the *World* may have invested, counting money and collaterals together, \$150,000 in his new property. Yet, admitting the truth of his claims for circulation and custom of all kinds, he would not probably today, after two years possession, thank any person who offered to take the paper off his hands for a consideration falling much below \$1,000,000. But he says not one word about reducing the subscription price of his journal, and is known to be endeavoring, by every resource within reach, to increase his rates per line for advertising. Day by day he goes on at his nefarious work of watering his stock, not always even being very solicitous to inquire if the water be not contributed from the sewer. Yet there are many thousands of

honest men in this city who believe that the Broadway Surface Railroad is of more service to the community than the New York *World*, and that it would be more painfully missed were the running of cars and the circulation of the papers both discontinued on the same day and date. Acting on his own principles, as propounded by his young men, the proprietor of the *World* should put down the price of his paper to one cent, and reduce his advertising charges by at least one-half.

But here is the argument which will save even the publisher of the *World* from the condemnation of his own acts. There are from one to two hundred thousand people in the United States who, willing or unwilling, think it worth while to pay two and three cents for a copy of his daily or Sunday edition, and several thousand men who believe they will get value received when they pay his advertising charges for the purpose of bringing their business before the public through his columns. This, and not the money invested, nor the literary talent employed, which is neither excessive nor remarkable, is what gives value to his property; and so long as his publication is not absolute poison to the public the existence of this *clientele* will be sufficient to justify him morally for his charges. But it will not justify him when he attempts to use his own ox for the purpose of goading the oxen of other men who are traveling along the same highway with himself, and making less disturbance by bellowing and pawing the dust.

No property can return an income larger than is made by the demand for its use; and no man is morally bound to accept less compensation for his services than men think it for their advantage or convenience to pay. As for economic values he is a tyro indeed who does not know that they are made by incomes which are due to good judgment in investments, and good management, and not to the amount of money invested.

Why the Distress in Europe.

All the conditions would seem to exist for prosperity in Europe. There has been no great war since that between France and Germany, which came to a close fifteen years ago. There has been no famine, for food has been abundant, and the supplies, due to perfected steam communication, have been better distributed and at a much cheaper cost than formerly. Nor has there been any pestilence, for the cholera visitation has so far been confined to Italy and Spain. But since 1870, when silver was demonetized, there has been a steady shrinkage in values, and the distress among the working classes has been becoming more intense every year, until it has culminated in riots, not only in the manufacturing centres of England but in other gold unit countries. There was very keen distress in this country from the same cause which lasted from 1873 to 1878, in which last year we remonetized silver partially, and because we did so, other circumstances favoring us, we enjoyed four years of unusual prosperity.

On Wednesday last all the city papers published the following dispatch from London:

At the meeting of the Chamber of Commerce in this city to-day, Mr. Forwood, conservative member of Parliament from Lancashire, and a prominent merchant and shipowner of Liverpool, presided. He attributed the present depression in British trade to the appreciation of gold, assisted by the competition of foreign products and manufactures turned out by skilled labor improved by technical education. The meeting, by a nearly unanimous vote resolved that "the depreciation of silver and its present tendency towards disuse as money are disturbing trade generally and in England's Eastern commerce in particular." Another resolution adopted by the meeting contained the following language: "We urge the government to unite with other countries in an endeavor to restore silver to its former function as a legal tender, thereby giving it a permanent instead of a fluctuating value."

This is only one of many signs of a change taking place in Europe in favor of the remonetizing of silver. It is probably true, as the gold men urge in this country, that were we to stop the coinage of silver the misery that step would create in Europe would make the government there willing to re-establish bi-metalism. Still, we cannot be sure that this would be so. The argument of our people is, why should we stop the coinage of silver and precipitate a crash in prices in the United States? Ours is the only country on earth where there is any revival of business; a state of things clearly due to our silver coinage law. The trouble abroad cannot be on account of impost duties, because the distress affects alike free-trade and protectionist nations. The only general cause for the monetary distress is that created by the demonetizing of silver, which has so enhanced the purchasing power of gold as to bring about a steady depreciation of all prices.

There can be no doubt as to the revival of business in this country. Even the gold unit *Evening Post* makes the following admission:

It is an important gain that the strike of the coke workers near Pittsburgh has been settled, so that this essential product can be turned out as usual, and save a large part of the iron industry from temporary paralysis. As usual this season in disputes of the kind the laboring men have carried their point, and this has now become so common that a man must needs be

obstinate if he does not recognize it as a convincing proof of the strength of the recovery of business.

The increased volume of the domestic exchanges, the better profits in the manufacturing of woolen and cotton goods, and the heavy building movement which is going on in all the centres of population, are evidences that we are prospering. Our condition in this respect is in marked contrast to the news we get from Europe.

But will Europe consent to rehabilitate silver as a measurer of values? We have ventured to say more than once that the great obstacle in the way would be Germany. The Empire is not in debt for the reason that its assets are far greater in amount than its liabilities. Were the German Empire to sell its railway lines, public buildings, art museums and galleries and other properties, it could discharge all its obligations and have a handsome surplus ahead. Nor are its people, apart from the farming population, embarrassed by debts. It follows that a change from a double to a single standard injures Germany less than it would any other nation. It is individuals and corporations with heavy obligations who are impoverished by a change from a cheap to a dear currency. The cheaper labor and lower prices which the gold-unit involves is a positive advantage to Germany, for she can compete with England and France and other manufacturing nations and beat them in the markets of the world. On this point Mr. Edward King writes to the *Evening Post* from Paris:

The universal stagnation and the distress have a great variety of causes different in England from those in France. There is no disguising the fact that here the great part of the trouble arises from the keenness of German competition. Such is the case in the once prosperous town of Calais, where the lace industry, from 1878 to 1883, had attained almost colossal proportions. So great were the profits in this branch of trade that firms of modest resources made 400,000 to 500,000 francs in a single year. The result was that each master workman desired to become a capitalist; that he borrowed money from the local banks—all old and firmly established institutions of credit—in order to set up looms and enrich himself. The banks went in recklessly, deceived by the extraordinary profits of the moment. By and by the Germans began to compete, at first secretly and carefully; at last boldly and openly. The profits at Calais diminished. The men without capital were likely to go to the wall unless the bankers helped them. Bank after bank, in its endeavor to carry the situation, went down, until the last one, nearly one hundred years old, suspended a few days ago, and great was the crash. Now the reorganization of business has begun, and naturally all the Calais section is full of bitterness against the successful Germans.

This would seem to justify the point we have frequently made as to Germany's attitude on the silver question, although the agitation for the restoration of silver is very active in that country, especially among the farming community. It follows that if ever Congress should stop the coinage of the silver dollar there would be a certainty of its causing great distress on this side of the Atlantic, as well as intensifying the suffering in England and other parts of Europe, without any assurance of bringing about international bi-metalism, because of Germany, which wishes to become a manufacturing nation and a competitor of Great Britain in the markets of the world. This she can best accomplish by cheap production, for gold prices means low prices.

The letter of H. M. T., on the exemption from taxation of church property, which we published last week, was a very striking one, and contained much food for serious thought. According to this authority the value of church property in this State is estimated as high as \$150,000,000, which, if taxed like other real estate, would yield \$3,000,000 annually. The church property in the whole country he estimates at \$1,000,000,000, which in another generation at the same ratio of increase would rise to \$10,000,000,000. These are tremendous figures, and it is for church people to say whether there should not be some change of system to allay the discontent which will make its appearance before long unless this matter is adjusted upon an equitable basis. The non-church supporting community is a very large one. Then there are some sects, such as the Episcopalian and Catholics, whose property is vastly more valuable than that owned by smaller sects, such as the Friends, Universalists and the like.

As we said before, the most equitable method would be to tax all property alike, and then permit rebates in the case of government and city property, also the property of church and charitable institutions. Under that system there would be some discrimination, and the amount exempted would never be unreasonably large. One excellent reason for exempting churches from taxation is that they are often centres of charitable organizations. The amount of good they do this way is greater than is generally appreciated; but then it is not always the richest churches which do the most work in that way. The amount of church property now exempted in New York is assessed at about \$42,000,000, but its real value is over \$60,000,000.

The expert of the Senate Committee states that the original paid-up capital of the six gas companies of this city was \$9,000,000. On this sum there has been paid in dividends a total of \$57,741,613. 27

When the companies were consolidated there was an increase in stock of \$19,970,000. In other words, the lucky stockholders for their \$9,000,000 received \$79,418,000. We are not disposed to blame these wise investors, but what monstrous folly is it for the city to give this enormous bonus to a few private citizens? Why not supply gas as water is supplied? It would lead to some corruption, of course, but for every dollar the politicians stole the city treasury would get a hundred. There was, of course, more or less waste and stealing in the management of the Erie Canal; but for every ten dollars the politicians made the manipulators of Erie and New York Central roads made ten times as much in deals, stock watering and manipulation. But it seems like whistling against the wind in this country to advocate government management instead of corporate mismanagement, notwithstanding the great economy in the former and the greater waste in the latter.

Our Prophetic Department.

OBSERVER—I was much struck with an article by Frederick Harrison in one of the London monthlies, in which he compares the existing unwritten constitution of Great Britain with the existing written constitution of the United States, to the disadvantage of the former. He says the constitution which was first definitely outlined, or, rather, put in practice, by Walpole in the seventeenth century, has practically been thrown overboard of late years, and came to a final end when the Gladstone Parliament passed the new reform bills admitting two million of the lower class of the male population to become voters. This vital measure, with the redistribution of seats, marks, in Mr. Harrison's opinion, the end of the old constitution and the inauguration of a new one.

SIR ORACLE—Of course he criticises the change as being perilous to the future of England.

OBSERVER—Yes; he says the Commons are now supreme. The Lords are practically stripped of all political power. There is no executive authority in England, for the Queen is a mere figure-head. The cabinet is simply a committee of the House of Commons, and is absolutely at the mercy of a body whose constituency is a mass of voters, three-fourths of them very poor people.

SIR O.—I noticed that Sir Henry Maine, Mr. Dicey and other eminent publicists have been writing recently in the same vein. The English Conservatives now find much to admire in our system of government. We have a real executive—that is, a President, exercising large powers, and, in his sphere, independent of Congress. Then we have a Supreme Court with authority to expound the constitution, even if it nullifies a deliberate act of Congress. There are now such checks and balances of power to-day in England. The Commons are supreme—the sole power in the State. The famous National Convention in France was the only other body in history which wielded equally irresponsible powers. That convention did excellent work, for it rendered possible nearly all that was good in the French revolution; but it is a perilous experiment to give a turbulent legislative chamber like the British Lower House such absolute authority. There are great and vital changes now pending in the constitution of the British Empire. I think it is not improbable that the present House of Lords will give place to a great Federal Senate in which certain of the peers will have a place, but the bulk of the members of which will be representatives from the dependencies and colonies of Great Britain. Eventually it is not improbable that Scotland and Wales may have local governing bodies as well as Ireland. Ireland may really have two Parliaments—one for Ulster, the other for the rest of the island. Before the close of this century I think Great Britain will have a written constitution not unlike that which we have in this country to-day.

OBSERVER—It will, of course, be gratifying to our national pride to have the mother country imitate the colonies which cast off her authority over a century ago. But do we not furnish a warning as well as an example to England and the rest of the world?

SIR O.—Yes; our city governments show that universal suffrage is a failure in dealing with municipalities. It is an astounding fact as well as a most discouraging one, that it is impossible to elect a Common Council in this city which is not bribable. I think I might say without fear of contradiction, that for fifty years every local legislative body which has sat in the City Hall could be purchased for money—that is, the majority of any such board were corrupt. I do not suppose it is quite as bad in other cities; but local boards everywhere act unwisely and are generally wasteful, if not dishonest.

OBSERVER—And what is the remedy?

SIR O.—Ah! there you have me. We cannot go back to restricted suffrage—that is against the spirit of the age; but I judge our civilization will somehow find a remedy.

OBSERVER—There is one peculiarity about the "Parliament of the three minorities," as the present English House of Commons is termed, which is worth passing comment. It contains 117 lawyers, a profession heretofore in great disfavor with English constituencies. With the extension of the suffrage it looks as if the legal

profession will come to the front as a ruling caste as they have in this country.

SIR O.—Yes; I do not hesitate to predict that in the next parliamentary contest in England the number of lawyers returned will be still larger. The average workingman voter distrusts employers. He is jealous of his fellows, and will not vote for any of his own class to represent him. But lawyers can talk and transact public business; so that profession is in favor. Next after the lawyer the retail liquor dealer is the most popular in this city, as witness the number of that class who are chosen for aldermen and assemblymen in New York. In England and Ireland it is the brewer and distiller who is most attractive to the average voter, after the lawyer. I believe there are forty-four of such in the present Parliament. The brewers are also popular with the aristocrats, as notice the large number of them who have been made Knights and Barons.

OBSERVER—But to change the subject. Will the coal deal go through?

SIR O.—It will. The purchase of the Reading stock by Gowen & Co. was simply to get better terms for the junior securities of the Reading road. I think that the plan for the reorganization of that company will be definitely settled before two weeks are over.

OBSERVER—You look for a bull market then?

SIR O.—I do. We will have no such advance as occurred last summer and fall, but the market will be a strong one. I think the Coalers and Grangers will see higher figures. The miscellaneous list will also advance.

OBSERVER—How about the Trans-Continental troubles?

SIR O.—For years past I warned investors and speculators from having anything to do with the securities of the Pacific trunk lines. I believe that Northern Pacific, Canada Pacific, Union and Central Pacific will share the fate of Southern Pacific and go into the hands of receivers. They will be reorganized repeatedly before they are put upon a paying basis. The Atchinson and Santa Fe may worry through without going into bankruptcy, but it will cease paying dividends before long.

OBSERVER—What will be the outcome of the present war of rates in the extreme West?

SIR O.—We will never again see extravagant charges on the Pacific coast lines. The country west of the Sierra Nevada Mountains has been checked in its growth by abnormal freight and passenger charges. Not only the Pacific coast, but the railroads themselves will be benefited by the cheaper rates that will prevail hereafter. This contest will be a good thing for the trunk lines east of Omaha.

New Government Buildings.

About one hundred and forty-eight bills have been introduced into Congress, appropriating \$20,000,000 for the construction of public buildings in various parts of the country. Twenty-nine of these bills, appropriating \$4,450,000, have passed the Senate, and, as usual, the daily press is denouncing all such appropriations, and pointing out the gross favoritism shown to some small places as compared with the indisposition to spend money in Washington and other populous localities.

The country is growing. There is an urgent demand for post-offices and other federal buildings in hundreds of cities in various parts of the country. These structures should be begun at once. They are needed. The proper way would be to appoint an outside commission to inquire into and report upon the wants of the several localities, and then for Congress to make a generous appropriation—say sixty or seventy million dollars—the expenditure to be distributed over a number of years. But the Holmans and the Randals, in that case, would shout "job," and the curs of the press would raise a howl, and would cover with infamy every member of Congress who voted for even the most necessary building improvement. Nevertheless, the work must go on, and so this little bill and that little bill is introduced in such a way as to excite little attention. Log-rolling is the natural result, and so small places get large appropriations for federal buildings and large centres are neglected. Then, again, to effect needed improvements a small appropriation is called for at first; only enough for the beginning of the foundations of the structure required. Then, at subsequent sessions of Congress, more money is demanded to complete the unfinished work. The carping critics of the appropriations and their newspaper allies are the very people who are responsible for the malappropriation of money, and who make the improvements cost more than they should do.

Ours is potentially a very rich nation. The growth of population and wealth is so rapid that we could spend all of our present revenue and a hundred million annually besides, not only without feeling the burden, but with positive advantage to the nation. We need more post-offices, custom-houses, and buildings for federal courts. Then we want a navy, floating batteries, land fortifications, ordnance factories, harbor improvements, and the betterment of our waterways. All these we need and must have, some time or other. They will call for money; but every dollar we

spend on them is worth twenty to the trade, influence and safety of the country. But, at any rate, we hope our Congressmen will vote for buildings in all important cities and for many of these which promise to be important.

It is proposed to give the Governor of the State of Tennessee the power to appoint the mayor and aldermen of the city of Memphis. The responsible citizens of that municipality say it is idle to expect honest or intelligent local government so long as the bulk of the voters, mostly blacks, pay no taxes themselves. The negroes and the "white trash" give no heed to the complaints of those who have to bear the public burdens. It is this mass of voters, unintelligent and without property, who are one of the main causes of the inefficiency and waste of municipal governments all over the country. What a pity we cannot naturalize the English system, under which all who pay rents have to bear their burden of the local taxation. In this country the landlord or owner pays taxes, water rates, everything in fact, charging these various items up in the rent. In England all the landlord looks for is a reasonable income from his investment, but the tenant pays every charge against the property and is bound to keep it in good condition. This is the plan all over Europe, and its result is to make every house-owner and even the persons who rent lodgings a very earnest municipal reformer, so far as taxation is concerned. What a blessing it would be if all who paid rent in our large cities could realize that every new tax laid would be taken out of their own pockets.

The New School Houses.

Several weeks ago we gave a list of ten schools which the Board of Education is to build this year at an estimated cost of about \$1,000,000. The bids on the contracts for the schools erected since 1881 have been tendered in bulk. It is now urged that the commissioners should return to the old order of things, and let out the contracts in several parcels instead of one; that the masonry and plumbing be let under one contract, and the carpentry, tinning and painting under another. By this method competent judges claim that the work could be done for much less, probably saving the city from 8 to 12 per cent. The reason given is this: Very few firms or individuals care to handle such large jobs in their entirety, not only because they have to sub-let their contracts to others, but because they are dependent upon the latter for the completion of their work within the specified time, failing which the head contractor incurs a penalty of so much per diem over the time which he promised to have the school finished. If, on the other hand, he undertakes the entire work himself he must have unusual ability and facilities for doing it, as a mason, for instance, seldom goes outside of his own particular profession to do plumbing, carpentry, tinning, painting and so forth. The result of the one-contract system is therefore naturally seen in the very limited number of bids obtained, in many cases as few as three bids only being forthcoming; whereas, if the work were to be divided in two or more parcels the proposals would be more numerous, and the city would not only have the choice of the best workmanship, but a chance, also, of saving an expenditure which, in the case of ten schools, would aggregate many tens of thousands of dollars. A perusal of the figures on a recent contract shows, proportionately, that \$6,000 might have been saved on a contract of \$55,000, if the lowest bids for the branches under carpentry and masonry were accepted, instead of the lowest gross bid, the figures for the former being, say, \$15,000, \$22,000 and \$23,000, and for the latter, \$33,500, \$34,500 and \$39,500. Now the lowest bid in bulk might be \$54,500, while the total of the two lowest bids for the two classes of work in all the proposals offered was actually \$48,500, or about 11 per cent. less. It will thus be seen that under the division system of contracts over \$100,000 could be saved on the proposed expenditure of \$1,000,000, enough to build one school. Will not the commissioners embrace such an opportunity to save the taxpayers money?

The reason why the commissioners changed to the single contract system is stated to be that on one occasion, under the old order of things, they had some trouble with a contractor. That was in the case of the East Forty-sixth street school. But under the present system the commissioners cannot claim that they have been free from trouble with the contractors, for they need only be referred to the Tenth Ward school. Nor can they urge that the old system did not give them sufficient guarantees, for when the work is given out in bulk only two sureties are provided, while if it were divided four sureties would be secured.

But this is not all. It is said that certain special articles are called for in the plans and specifications—that is, where two or more equally good articles are on the market. A specification to the effect that one of them, of a certain brand or selection, shall be used in the building is scarcely conducive to economy, for the price is almost certain to be steeper than it would be if a choice were allowed. Take the case of the trustees' rooms, for instance. These are

fitted up in altogether too extravagant a manner, especially when it is considered how little they are used by those gentlemen. Costly furniture, carved easels and so forth are supplied to these rooms. An instance of the disregard for economy occurred in the case of a school recently advertised in the Twelfth Ward, where the trustees awarded the contract for the furniture to the highest bidder. The lowest bidder has presented a protest to the commissioners, and intends, should it be necessary, to take the matter into the courts.

The trustees, it may be added, advertise for bids, and award the contracts subject to the approval of the commissioners. There are five trustees for each ward, and twenty-one commissioners for the city. Of the latter, in 1884, eight were lawyers, four bankers and brokers, three retired gentlemen, four merchants, one painter and one in the iron business. This is, of course, a highly respectable showing, but it must be submitted that a board which has to look after the erection of so many costly structures should have at least one or two builders of repute amongst them, who would be able to give them the benefit of their practical experience and technical knowledge.

There is one thing in which the trustees might be somewhat more liberal—in the salary of their architect, who is over-burdened with work, having to superintend almost everything in relation to the building of the schools. His salary is but \$3,800; the clerk to the board receives \$7,500.

About the Capital Invested in New Buildings.

There is just now a building movement under way of unexampled proportions in all the centres of population in this country. If the rest of the year is as prolific of building projects as the past seven weeks has been, very nearly \$60,000,000 will be expended in New York city in the erection of warehouses, stores and dwellings. If anything like this ratio is maintained all over the country, in the matter of building alone, there will be a change from a floating to fixed capital of more than a thousand million of dollars in the year 1886. Unfortunately on this point we have no trustworthy statistics. Some dozen or so of the leading cities have building bureaus where some account is kept of new structures; but there is no supervision, no official notice taken of the new structures in any but the first-class cities.

This is to be deplored for several reasons, but more particularly because there is an absorption of money of which no account can be kept. In every month of every year we have an accurate statement of every mile of railroad built and the cost thereof, hence we can account for distress in the money market and panics when there has been overbuilding; but, after all, our new houses probably cost more than our new railways, and of these no account is taken. Then, again, a railway security is a good collateral for borrowing money; not so with a house. It can be mortgaged, it is true, but our absurd land laws prevent real property from being available to borrow money on call.

It is to be hoped that sometime or other Congress will authorize the Bureau of Statistics to collect the facts in regard to buildings in all parts of the country. The crop statistics of our government are extremely valuable and very complete. The building statistics would be much easier to collect. It would advantage the building trade in every way if it was known just how much lumber, brick, etc., was called for annually on account of new structures.

The *Times* had a curious article last week, going to show that the revelations of the Broadway investigation proved that bank presidents and all the business men connected with the horse-car roads were as corrupt as the aldermen, while their business methods were as reprehensible as those of Jake Sharp himself. It is strange how people will not draw the moral from the revelations made anent corporate manipulation of public improvements. It is private organized capital which debauches boards of aldermen, courts and legislatures. This is true of the political history of every State in the Union and of the Congress of the United States, as witness *Credit Mobilier*. Whenever a tariff reform bill is before Congress, hundreds of thousands of dollars are spent by the corporation representing the protected interests to affect national legislation. Readers of English history are lost in wonder when they see how readily the people submitted to the granting of trade monopolies by kings and royal favorites. In the next century our descendants will be amazed that we should allow corporations to plunder us, under the forms of law, by debauching our aldermen, corrupting our courts and purchasing State legislation.

Senator William M. Evarts is having a hard time of it. The "Mugwump" and anti-silver papers are attacking him bitterly and unceasingly, not that he has committed himself, but because he does not take up the general chorus of the Eastern press against silver coinage. He tried to conciliate his critics, for in his Boston speech he argued in favor of paying the government bonds in gold; but the gold people are not satisfied with this immense concession

and demand an unqualified surrender. Having been a member of the International Coinage Commission, Mr. Evarts is aware of the evil consequences of the adoption of the gold standard by the commercial nations. He knows probably better than any American that the depression in business in Europe and the poverty of the working classes is due to the demonetization of silver in 1873. He is also thoroughly persuaded of the fact that the silver coinage is to be credited with the better state of things on this side of the Atlantic. He will gain nothing if he surrenders to the gold people, for they have committed themselves against him, while he will add to his permanent fame in the history of his country if he tells the truth and the whole truth about the vast benefits the nation has derived by the coinage of silver. Still, his social and political surroundings may force him to take the wrong ground. Should he do so, it will recall the William M. Evarts who, at the outset of his career, advocated the fugitive slave law at a Union meeting at Castle Garden.

The question of changing the house numbers on the west side streets beginning at Central Park, raised by property holders who believe that the value of their property would be enhanced by the change, recalls the fact that the system of house numbering has grown to be sadly out of joint on a great number of streets. On Fifth avenue, for instance, a person in search of, say, No. 123, finds himself at No. 124 on the west side of the street, while the numbers are still down among the nineties on the east side. After looking around bewildered for a time he bolts into the wareroom under No. 124 and asks one of the attendants to explain the Chinese puzzle. The attendant is as polite as possible, but he assures the visitor that he is bored to death with people seeking just that information, and that No. 123 will be found two blocks above! But this is only an instance. There are many streets where the numbers are in similar confusion, and it is no unusual experience to find people on continuous streets, like Clinton place, Eighth street and St. Mark's place, several blocks out of their way, searching for numbers that they cannot find. This should be changed and reformed.

Senator Warner Miller, of New York, made a speech at a public dinner in this city recently, in which occurred the following pregnant sentences:

The question arises whether we shall go on reducing our national debt at the present rate, or allow it to remain and use our surplus in the further building up of the country. It is a question for serious consideration, whether we shall appropriate large amounts for coast defences and the building up of our merchant marine—whether we shall not appropriate large sums for all works of national importance. The entrance to New York harbor is in a condition positively unsatisfactory to your merchants. My position upon these questions has been taken years ago. I have never faltered in saying that all appropriations for great national works should be made without fear or hesitation. In so doing I have only followed in the footsteps of New York's greatest statesman, William H. Seward. The expenditures on coast defences and improvements of rivers and harbors will result in returns a thousand fold in excess of expenditure.

Senator Miller is right. The policy of paying the national debt now is all wrong. By spending the surplus in needed public works, in a navy, sea-coast fortifications and river and harbor improvements, we would be repaid a thousand fold by an increased sense of national security, by freeing us from the danger of a hostile invasion of our coasts, and by the stimulation thus given to our industries. Paying the national debt does no one any good, except Wall street speculators. It destroys the basis for national bank circulation, puts an unnatural price on government securities; while the saving effected is the merest trifle. Let us spend our surplus in productive work.

When it was announced that Manton Marble was sent abroad by President Cleveland to forward the interests of bi-metallism, THE RECORD AND GUIDE expressed some surprise, in view of the fact that Mr. Marble was a pronounced gold mono-metallist, and the probable author of President-elect Cleveland's letter, begging the Democratic Congressmen to vote for the suspension of the silver coinage. In Mr. Bland's minority report on the silver coinage is a quotation from Mr. Cernuschi's "The Great Metallic Powers," in which he says, referring to the free coinage of silver:

"Very venturesome would be those who should recommend the United States of America to undertake single-handed what France will undertake only triple-handed," and comments upon it by remarking: "This pamphlet was evidently inspired by Mr. Manton Marble, who was sent by the government to investigate the subject in European countries in the interest of the gold mono-metallists as the pamphlet seems to have reached every member of Congress with the compliments of Mr. Marble."

Propos of this Cernuschi's, he is constantly being quoted by the gold mono-metallists as the great bi-metallic authority; but it is noticed that all his predictions and arguments are to discredit the coinage of silver. When the silver law was passed in 1878, he predicted we would lose all our gold. Since then we have trebled our reserve of the yellow metal. Stop the coinage now, urges Mr. Cernuschi, and the distress will become so acute that Europe will be forced to rehabilitate silver. He seemed to overlook the fact that a crash in prices would occur which would put a stop for a time to the improvement taking place in our own country. Biting one's own nose off to spite one's face is a poor business.

Concerning Men and Things.

Every day the newspapers contain accounts of prize fights, some of them very brutal affairs, which take place in private rooms with only a few spectators present. No one is arrested, subsequent to the fight, although the names of the principals are given and their wounds described. "Jack" Dempsey, for instance, had the fingers of one of his hands broken, and visited scores of public places with his arm in a sling, but the police did not pretend to molest him. It is an open question, whether the fistic displays we had at Madison Square Garden under the oversight of the police was not the least offensive form of pugilism we ever had in this country. No bodily harm was possible in these public shows, for a knock-down or a bloody-nose was a trifle to the boxers. Indeed, the physical dangers of a college foot-ball contest were far more serious than anything that could take place in those police-protected public exhibitions of Sullivan & Co. The instinct for fist-fighting seems to be inherent in the English and Irish races, and no public prohibition of pugilism puts a stop to encounters of this kind. It goes on all the same, only in a private, but more brutal and objectionable way.

An American dramatic author, who has lived several years in London, gave the writer recently a very doleful picture of the private morals of the upper classes in England. According to this authority, social aberrations are much more frequent and much more readily condoned in England than in the United States. General Adam Badeau, in recent papers published by him in the *Sun*, says that titled English women paid little attention to social conventions. Many of these aristocratic dames were guilty of conduct that would not be tolerated in less exalted circles, but they do not thereby lose in the consideration of their peers, though, of course, Queen Victoria has very rigid notions as to the proprieties, and will not tolerate any woman around the court whose conduct has been scandalous. There is, however, so little court life in England that the Queen's disfavor affects very few persons.

Our informant, the dramatist above quoted, has a curious theory to account for the corruption of social life in English high-class society. When the family life is interfered with, the English husband has no redress except an action in court for damages against the domestic intruder. In France, dueling is permitted, not so in England. In the United States, public opinion countenances assassination on the part of the injured husband, father or brother; but murder is punished as murder in England, no matter what the provocation. It follows that practically there is no redress for the Englishman whose home has been destroyed, for it is an added humiliation for him to ask for pecuniary damages when a wife goes astray. The result is an acquiescence in a social code, which recalls the loose Italian custom of former years, when the wife was permitted to openly receive the attentions of a lover. He was known as a *chivalier servante*. Hence Editor Stead is sent to prison for exposing certain phases of social vice, and Sir Charles Dilke is legally whitewashed after breaking up the family of Mr. Crawford. It is alleged that the plays which emphasize the domestic virtues are no longer popular on the English stage, and that a class of dramas have long runs which would not be tolerated in this country. The language is decorous enough, but the moral of the plots is infamous. "Impulse" was one of such pieces. It opened the season of Wallack's, and failed; yet it had a long run in London. Its success in the one city was because of an immoral atmosphere which caused its non-success in the other.

N. L. Thieblin has severed his connection with the *Sun* newspaper, and the Wall street readers of that paper will miss his Monday articles, signed "Rigolo." In his time this writer has published many entertaining and instructive articles. He had the reputation in Wall street of being a daring operator, and he made and lost large sums of money; not only in stocks, but in grain. It is reported that he misread the indications of the market last summer and kept on the bear side, the result being that he "got left." Mr. Thieblin has had an adventurous and romantic life, and his autobiography, if he would spare the time to write it, would attract a great deal of attention.

"Engaged," Gilbert's famous comedy, was never better played than during last week at the Madison Square Theatre. It is very well worth seeing, as it provokes roars of merriment by devices which are entirely novel. Gilbert is certainly a marvellous dramatist in his way. His humor is unlike anything on the stage or in the literature of his time. Then he is the most original playwright in the language; even Shakespeare borrowed nearly all his plots; but Gilbert, while he elaborates hints from his own earlier works, copies from no one and shows more invention, both in idea, plot and business than any writer for the stage, living or dead.

William R. Martin, the veteran real estate broker, celebrated his golden wedding on Washington's birthday. Mr. Martin has been the principal in some of the largest exchanges of property ever made in New York, and has received the soubriquet of "Trader Martin." His last deal of importance was the exchange of a plot of lots on the corner of Broadway and Fifty-sixth street for Jose F. de Navarro's dwelling and stable on East Fifty-seventh street. The consideration for both was named at nearly \$600,000. Mr. Martin was born at Baltimore in 1812. His ancestors came to this country in 1640 with Lord Baltimore. He is a standing exemplification of health and longevity without the use of tobacco or stimulants, excepting for medicinal purposes. He was formerly in the wholesale clothing business in St. Louis and New York, having taken up his residence in the former city in 1835. He first commenced dealing in New York realty in 1863, and is now universally known amongst real estate men. He bids fair to have a long lease of life yet, to all appearances.

The embossed decorations of handles of knives and forks, spoons and ladles are very elaborate.

Home Decorative Notes.

—As pictures are so generally appreciated and used as a decoration, it is important that they should be hung properly, in order to obtain the largest amount of enjoyment from their inspection, due care should be exercised that the shadows of a subject are not placed next to a window, as then the side requiring most light will not receive it, and a good subject will be spoiled.

—Garnet or peacock blue velvet, with heavy borders of embroidery, makes very gorgeous portières, and is in good taste with the imperial tufted beds and canopies which help to make up the furnishings of a luxurious bedroom.

—The novelty of ribbons in free, large loops, bows and knots as ornaments to light furniture articles is in high favor.

—To give artistic appropriateness to the fire-place, iron sides and back are introduced in various geometrical and small fanciful patterns, the hue of the metal plain or bronzed, burnished or dull, serving to establish an effective contrast with the brilliant surfaces presented by highly polished steel bars, brass fire dogs and fenders.

—Painting on linen in imitation of tapestry is a most agreeable employment for ladies possessing a knowledge of painting as well as of drawing.

—Ottomans in green plush open and disclose a wood basket. They should stand by the fire.

—A very effective design in oil colors for a white porcelain lamp shade is a vine of Virginia creeper with purple berries. In addition to the vine, which should not reach all the way round, may be composed several brilliant butterflies fluttering in all directions.

—Couching is a favorite embroidery; gold and silver threads and cords, strands of crewels or filoselle are used; double wools are used in gay colors, couched down by bright silks. Couching is associated with appliqué, also a favorite ornamentation. An exquisite example of appliqué and couching is a library book-shelf curtain of sage satin sheeting, showing a frieze of sage velvet lattice work, over which is applied a branch of dogwood in full blossom, the blossoms presented in creamy white plush.

—When wall hangings are hung in folds and festoons, after the manner of curtains, similar patterns are suitable. It is in those which are either stretched upon frames or otherwise extended in full view that pictorial decoration can be employed with propriety.

—Pretty toilet cushions are two bags of Nile green satin fastened together by clusters of ribbon; they are edged with brass sequins and a bunch of sweet pea blossoms are painted on the end of each bag.

—Brass waiters and brass tea-kettles lighten up five o'clock tea tables.

—Loving cups or flagons are now seen made of elephant's tusks, with smooth ivory handles.

—A very striking piano-scarf is composed of silver green plush, showing a deep border of ivory-white satin darned in heavy gold silk, throwing up an outlined design of flowers and leaves in gold couching.

—Bamboo plays an important part in modern household decoration. It is seen in screens, rocking-chairs, foot-stools and even picture frames.

—Beautiful brass tables of various forms are charming accessories to the drawing-room.

—The best way to take care of choice oriental rugs is to keep them in constant use; it is impossible to wear them out.

—There is nothing so pretty to loop back lace curtains as the Newport scarf. These are in soft brocaded silk, in all heavy and delicate tones in color, with a narrow fringe all around them; they tie back the curtains with a large bow.

—Fur rugs are in great demand, and the handsomest of all rugs are the white cashmere goat skin.

—Many sofa pillows are stuffed with pulverized pine cones or dried rose leaves.

—Corduroy in heavy quality is very effective for portières.

—The luxury of color is seen in glass *tazzas*, vases and bottles of the cameo glass, the tinted opal, golden green and amber and the ice-frosted wine jugs.

—The varieties of ink-stands are inexhaustible in freaks of strange fancies in brass, nickel, Damascene work of the unique *cinqe cento* style, an incrustation of a delicate design in brass on a groundwork of nickel, and others of antique iron open vine-work framing.

—Very rich decorations of china and glassware are ruby-red cherries.

—Endolith is the name given to a new product in the art of preparing marble for architectural and decorative uses. The process consists, primarily, in changing the entire body of the white marble into Siena or colored marble, with all its indescribable variety of tint, producing a result which cannot be called an imitation, but a veritable transformation of the original material, so far as the color is concerned, into a new compound. This result alone seems in the highest degree wonderful, yet it is only the beginning of the art. It is claimed that pictures executed with the most careful attention to the gradations of light and shadow, or to artistic effects of any character, can be sunk into the body of the marble without any loss of force or expression, and made as imperishable as the stone itself. If this claim can be justified by experience it must produce a revolution in panel painting. Some of the specimens exhibited certainly suggest the possibility. But for strictly decorative art there seems hardly a question that the new process will work great changes in the embellishment of interiors, substituting, possibly, marble for wood, in many cases, and aiding to make our buildings fire-proof. It seems admirably adapted for producing dados, friezes, fire-place facings, etc., and it may even prove a dangerous rival for tiling, if not even for carpets, its susceptibility to the hand of the designer permitting the widest opportunity for the indulgence of taste. The process is the discovery of an American chemist, Dr. Hand-Smith, and is applicable to the coloring of other substances besides marble.

Land Transfer Reform.

When the Committee of The Real Estate Exchange and the Commissioners of Land Transfer Reform got to Albany on Thursday 25th, inst., they found that the Field civil code had been suddenly set down for a hearing before the joint Committee on Judiciary of the two Houses for three P. M. that day, and that their own important matter had been put over until Wednesday, March 3d. Much valuable time was lost by this disappointment. But all that the committee could do was to watch the sparring for time between the combatants over the civil code, and then catch the five P. M. train back to New York. After a brief, earnest discussion between Mr. Albert Matthews, of the New York Bar Association, and Mr. Field, in which Mr. N. C. Moate of Albany tried to get one-third of the time for the country lawyers who don't know what they want, the committee gave an hour and twenty minutes to each side, for and against the code, but said that Mr. Field's side must make their main argument and their reply, if any, to the arguments of their opponents within that limit of time; whereupon Mr. Field said: "Gentlemen of the Committee, the constitution of the State of New York in 1846 ordered the appointment of three commissioners to prepare and submit a civil code for adoption by the Legislature; such a code was prepared and submitted as far back as 1865; two of the commissioners are dead; the survivor lays before you the proposed code; it speaks for itself. If any man has any objection to it I am ready to hear him and to reply."

So the opponents of the code suddenly had their innings, and when the representatives of the Exchange came away had not gained much by their division of the time.

THE FIELD CODE.

Personally we do not care much whether the Legislature adopts the proposed civil code or not; for in 1867 ex-Surrogate Alex. W. Bradford, who was one of the commissioners with William Curtis Noyes and David Dudley Field, gave us, as a reward for good work as attorney in a case where he was counsel, a copy of that excellent compendium of the established law. We have used it ever since to our great comfort and profit.

If the people of this State and the Legislature desire to continually put off the cheap and general knowledge of the principles of the law by continually defeating the Field code, it is so much more money in our pocket. But it is a pity. In spite of the frequent diatribes against lawyers there is a class of that profession as willing to lend their pens to the cause of the public weal as ever patriotic soldiers have been to draw their swords in the same cause. To this class belongs David Dudley Field, and for ourselves we hope to deserve to be put in that same class. But no lawyer owes such fealty to his profession as he does to the community. We are always willing to earn and receive a proper fee; but we prefer to see common sense prevail, useless and wasteful charges and expenses done away with, and as many lawsuits prevented as possible. Of course, there are times when a man must fight—then fight. It does seem rather bad judgment for merchants and people generally to leave the rules of law scattered through a thousand books and ten thousand cases, rather than enact them in this excellent methodical correct form. It is amusing to read such a protest as was lately signed by some famous lawyers in this city to the effect that they believe that Mr. Field had wilfully introduced Section 3,063 into the pending proposed civil code for the benefit of the elevated railroads, that "nothing which is done or maintained under the express authority of a statute can be deemed a nuisance," when that very section appears printed as No. 1952 in our edition of 1865. We do not think that Mr. Field could look so far ahead as that. But shrewd and able, Mr. David Dudley Field is also broad and wise. He is probably the greatest living lawyer. We only know him through his work; he does not know us. This code of his is one of the greatest benefits ever offered to a commonwealth, and it is done without money and without price. How long will the people allow themselves to be deprived of it?

LAW EDITOR.

Master Stonecutters Feasting.

The third annual dinner of the Master Stonecutters' Association of this city took place on Tuesday evening last at Clark's on Twenty-third street. The chair was occupied by Robinson Gill, and about one hundred stonecutters and their invited guests sat down to a sumptuous feast. The proceedings were of a hearty, jovial character, and the master stonecutters, than whom a healthier-looking fraternity does not exist, enjoyed themselves in a thoroughly old-fashioned style. The proceedings were informal, and harmonious good-fellowship reigned supreme. Each gentleman was presented with a *menu*, enclosed in a stonecutter's bunker carved out of wood and having a mallet on top, the monogram of the association and the name of each guest, hand-painted in gold, being on the outside. An orchestra discoursed elegant music during the dinner, and each one wore a button-hole bouquet presented by the committee. Mayor Grace, Commissioner John D. Crimmins and F. W. Russell sent letters of regret at their absence. Amongst those present were Commissioner G. N. Williams, Alderman Andrew D. Baird, of Brooklyn; John L. Hall, of the Shaler & Hall Quarry Company; O. W. Mack, Hugh Young, A. B. Van Dusen, G. P. Sherwood, B. A. Williams, Henry Wilson, William Brander, Michael Brennan, Judson Lawson, David Tulloch, M. C. Henry, W. Morton, C. F. Woodward, Michael Walsh, of Brooklyn; William J. Joyce and A. Philip, of Newark; R. K. Snow, of Boston; J. Morton, John Watt, James Waters, David Miller and Frank Pirron. James B. Gillie performed the duties of toastmaster in an able and efficient manner.

The dinner commenced at seven o'clock, and it was about eleven before the toasts began. These were both numerous and varied. The toast of "The City of New York" was responded to in eloquent terms by B. A. Williams, and "The Connecticut Quarries," in an amusing speech by John L. Hall. "Our" trade was toasted by G. N. Williams, who, in the course of a long speech, showed that the stonecutter's occupation was of a high order from the earliest known times. Michael Angelo, he said, was a stonecutter before he was a painter, and he married a stonecutter's daughter. Thorwaldsen was a stonecutter

from his youth—aye, at his birth—a remark which created a good deal of laughter. He concluded by hoping that the stonecutters would keep a firm grip on the mallet and chisel. Michael Brennan responded to the toast of "The Joint Committee of Quarrymen and Master Stonecutters." The toast-master spoke to "The Memory of Our Departed Members," which was drunk standing in silence, the names mentioned being James Gillis, David McMaster, Michael Ryan and William G. Reilly. Aldermen Baird responded for the "Brooklyn Association," remarking that in future it would not be the mallet and chisel, but the diamond saw and rubbing-bed. "The Prosperity and Welfare of the 'Blue Nose' Quarrymen" was responded to by John Furlong in a witty speech which created much laughter, the speaker reciting a self-composed stonecutter's parody in the style of "He Never Will be Missed" from the Mikado.

Amongst the other toasts responded to were "The New Jersey Quarrymen" by William J. Joyce; "The Western Quarries" by C. F. Woodward; "The Newark Association" by G. Brown; "The Stonecutters" by James Waters; "The Diamond Saw" by Hugh Young, the inventor; "Our Association" by President Gill, and "The Press" by Louis Berg, of THE RECORD AND GUIDE. The speeches were interspersed by vocal and instrumental music. The proceedings terminated at about three hours after midnight, the association having had the most enjoyable reunion since its organization.

Residence of Dr. Morton.

The irregular growth of this city up town has brought about curious results. These may arise from the influence of example; and if so, one could point to no better or more pertinent illustration of its influence. The architecture of one street is lively and varied, while the next street is one unbroken pull of dull gray brown rectangular monotony. Fifty-fifth street, for example, has some of the most attractive groups of houses in town; Fifty-seventh street, likewise. But Fifty-sixth street, west, is only rescued from hopeless, despairing, common-placeness by the house of Dr. and Mrs. Morton, that pierces the block west of Fifth avenue. This house is distinguished by its architecture, color, and its entrance.

It is built of brick—and it may be from the effectiveness of contrast, but the brick seems particularly agreeable in tint. The front is broken by a wide but very shallow bay which, in the upper story, terminates in a small stone-bound balcony, and the structure is crowned by a gable. So much for the general lines to which relief is given by different methods of using the brick, and, in the lower story, by substantial brown stone trimmings. The house is an English basement house, and its easiness of access from the street is counteracted in appearance by the even formidable character of the blocks of stone used in the entrance. The steps are broad and massive, and confined between solid stone balustrades. This balustrade continues to guard the area as a wall, and the foundation blocks are massive and rough-faced. The area is paved, and the entrance to the basement is through a wrought-iron grill. The lines here are all broad and simple, and have a substantial character that seems fitting the passageway, which, in a city house, is found by as many unaccredited as accredited visitors.

The entrance from the broad landing of the steps is through a large wrought-iron grill and into a broad, low vestibule. This grill is, in fact, double, with smaller flanking panels of wrought-iron, and is an interesting and unusual substitute for the usual ponderous hall doors. With the appropriate sense of protection that iron gives its own character is light and graceful, and admits also a view of the vestibule within. The vestibule is treated as simply as the entrance. It is a brick-tiled floor and is wainscoted and ceiled with cherry in small bevelled panels, and lighted from a square lantern hung in a wrought-iron frame. The vestibule has two doors—one leading into the hall proper, and the other and smaller into the reception room of Dr. Morton. Both have stained glass, panels in opalescent, ambers and blues.

To meet the requirement of a doctor's needs the house is prolonged beyond the limits of the usual New York house, and until within three feet of the boundary line. This unusual depth increases the problem of light and air which is the most difficult of solution in a city house. The arrangement of the house bends to this nature; for if a physician does not realize its importance, all our habitual neglect might be excused. Here every room secures its light and air direct, and each closet and bath-room connects by a small window with out-doors. To arrange for this Mr. Bruce Price, the architect, has planned the house on one side along a right-line; on the other, each succeeding room retires to give its fellow window space, leaving, also, a desirable passage-way outside in the rear.

The first room is a reception room lighted from the front by oblong panelled windows making a square panel, and with its panels constituting a recess hung with pale green diaphanous curtains, filled with window seats, and further screened away by oriental hangings. Ash is used in the room, as it has been throughout the house, but treated freely and in varying ways. No consistent style has been given to the various suites; but here the influence of Japanese prevails in carved teak wood over mantel and low book cases, furniture and tables of carved teak wood, while the walls are wainscoted with small flat plaited matting. The physician's consulting room follows, and beyond it an operating room with the usual paraphernalia and leading into a remote chamber for hydropathic purposes. It is these rooms on the ground floor wedged in among surrounding buildings and finding sunlight that seems to be fertile in suggestion as to the treatment of city houses similarly situated.

Large sliding doors opening into the lower hall gives it light from rear and front, and throws it into communication if necessary with the other rooms and with the feeling of continuity unbroken that gives a sense of space. This is also assisted by the prevailing use of ash. The stairs with their closely and finely turned balustrades lead to the main hall on the second floor which makes also a living room, and is fitted up with that generous profusion of rugs and cushions that indicate the frequent presence of occupants at ease.

The drawing-room, except for the slight curve of the large shallow bay,

is a square room, and spans the front of the house. The windows of this bay are a series of slender panels separated by slight clusters of moldings, and, graceful to the eye, collectively flood the room with light. These are hung with delicate silk curtains, thin in texture, and with the variously tinted silk cushions of the window seat, which follows the line of the bay, bring into the room an admirably chosen range of delicate tints, that are in pleasing harmony with the style of the room. This is one of those modifications of Louis XVI. style, calm in treatment, approaching more nearly the sobriety and refinement found in the colonial houses of New England and Virginia. The wood is enamelled in ivory tints, and is used conspicuously in the mantel-piece which shows some fine detail above its fire-facings of Mexican onyx. The tint of the wood is scarcely varied in the walls which are covered with cartridge paper. The color of the room is given in the upholstery, which is kept in the many colored but delicate tints that were seen in the window cushions. To this an exception is in a border of Chinese embroidery on white satin, edged with deep silk fringe, that is carried nearly around the room as might head a dado. Thus placed, however, it does not appear as much to be a part of the room as a curious work of art hung for inspection.

The dining-room is on the same floor in the rear of the living room, with two windows looking toward the Eastern sun; and the butler's pantry, even, has this privilege so rarely enjoyed by more dignified apartments. The superiority of this arrangement even over the southern exposure that houses on the lower side of the street gain for its rear rooms, is evident, in while those rarely receive the sun until near noon, and then at an angle by no means satisfactory until later in the day, these rooms get the first direct rays of the morning sun.

In the sleeping rooms above, the advantage is even more apparent. That corresponding to the dining-room below, in effect, is a temple of the dawn. The walls are hung with pale ivy-tinted cartridge paper, which, aside from the beauty of the tint as in all cartridge paper, has an agreeable sense of warmth and protection in its flannel-like texture. This room is fitted up in bamboo furniture to its remotest requirements; and its brightness and gayety, united to the vision of rose-tinted hangings and walls, in the sunlight, give an ideal aspect to the sleeping room. Each room is the width of the house, and between these are the various closets and bath rooms jutting out, and slipping in between one another to secure, in slender windows, the sun from the rear. These are ingeniously managed, and each floor repeats an arrangement which, it seems, must go far to obviate the dangers that attend multiplicity of water pipes.

No special attention is given to the ornamentation of these upper sleeping rooms, except in varying the tints in broad spaces of field and frieze with the cartridge paper. These are all kept light, in tints of ivory blue and rose, and, in the front, are broken only by the panels of the great window almost spanning the room.

The noteworthy feature of the house lies in the fact that all its household offices are in the top floor. Here are the kitchen, laundry and servant's rooms. The experiment is not uncommon in club houses, where it has proven satisfactory. This is the only instance of it having been tried in a private house, and it seems to be as successfully adapted to the needs of private life. The first reason, of course, has been to free the house of those odors that inevitably distinguish New York interiors. And this has been fortified by the humanitarian view which, since the kitchen in the basement of an English basement house must be deeper and less accessible to air and light, is the more unfit for those who inhabit it. One may, indeed, envy the servants their airy apartments, which catch the first rays of the morning sun, dwell with it all day, and are the last to lose its benign radiance. Also, such a position must sensibly diminish the gas bill. The last flight of stairs is screened off by a pretty arrangement of spindles. The servants' bed-rooms occupy the front of the house. Midway is the laundry, corresponding to the consulting rooms and main hall on the second floor. The floor is tiled and water-proof, with stationary tubs; those and all the laundry appurtenances are in order. A servant's sitting-room is off from this room, and opens beyond into the kitchen—a large room with windows looking east and west, over all the surrounding house tops, and commanding the distant view. In the rear of the house are the pantries, and the lift, run by water power, large enough to send up the week's supply of coal, and to transport all that is desired for the needs of the kitchen. By its side is the dumb-waiter, in communication with the dining-room on the second floor, and a series of speaking tubes to different parts of the house.

Here, also, is the rear staircase descending to the basement, and lighted on every floor. Such domestic arrangements demand organization; but these accomplished, Mrs. Morton assures the writer, the labor of running the house is lessened, and requires less rather than more servants. The great lift is used at stated intervals, and can be managed by whomsoever is required to attend to the furnace. Nothing else is demanded below. And a great saving of time is effected by missing the irregular but constant calls of the rag man, the ash man, the beggars of various hues and nationalities, who soon find that the area has lost its fascinations and deposits. It can be readily seen that there is no increase of steps to the servants. The cook and the laundress are supreme on their floor. The clothes are dried on the top of the house. And still above the kitchen is a cold room, where meats are hung and perishable things preserved. The experiment is an interesting one; and it seems not impossible will, in time, become much more general.

The Plaza Hotel.

Editor RECORD AND GUIDE:

Inasmuch as you have several times mentioned my name in connection with the Plaza Hotel building, the impression seems to prevail that I am the architect of this building as it now stands. Permit me to request you to state that this is not so. I was engaged by Phyre & Campbell to prepare plans and specifications for an apartment house on that site, and which I did prepare, but my plans were followed only until the foundation walls were up on a level with the sidewalk. I am in no way responsible for the architectural merits or demerits of the building as erected.

Very respectfully,

CARL PFEIFFER.

Mechanics' Wages.

	New York	Pargo, J. T.	Chicago, Ill.	Des Moines, Ia.	Detroit, Mich.	Minneapolis, Minn.	St. Louis, Mo.	Omaha, Neb.	Cincinnati, O.	Cleveland, O.	Franklin, Ind.	Chesapeake, N. T.	Richm. Mo.	Fort Wayne, Ind.	El Paso, Tex.	Winnona, Minn.	Dodge City, Kas.	Emporia, Kas.	Ann Arbor, Mich.	Madison, Wis.	Appleton, Wis.	
Bricklayer	3 50	3 50	3 50	4 00	3 00	4 00	4 50	4 00	4 50	4 50	3 75	6 00	3 00	3 50	3 00	5 00	3 00	3 00	4 00	2 50	3 25	3 50
Brickmason (Front)	5 00	4 00	4 50	4 50	4 50	3 50	5 00	5 00	4 50	6 00	4 50	10 00	3 00	3 00	3 00	3 00	3 00	3 00	4 00	2 50	3 25	3 50
Carpenter	2 50	3 00	2 50	2 50	1 50	1 62	2 25	2 50	2 50	3 00	2 00	3 50	2 50	1 75	2 00	3 50	2 50	2 50	2 25	3 00	2 25	1 75
Cabinetmaker	3 50	3 00	3 00	3 00	2 00	3 50	2 50	2 50	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 00	2 50	3 00	3 50	4 00
Finisher	3 00	3 00	3 00	2 50	1 75	3 00	2 75	3 00	3 00	3 00	3 00	3 50	3 00	2 75	3 00	4 00	3 00	3 00	2 50	4 00	3 00	3 50
Gasfitter	3 00	3 00	2 50	2 00	2 00	3 00	3 50	4 00	3 25	3 50	3 50	3 25	3 50	2 25	2 50	3 00	4 00	3 00	3 50	4 00	3 50	4 00
Laborer	1 75	1 75	1 75	1 75	1 25	1 50	1 50	1 50	1 50	2 00	2 00	2 50	1 25	1 25	1 50	1 50	2 00	1 50	1 50	1 50	1 50	1 00
Painter	2 50	2 50	2 25	2 25	2 25	2 50	2 50	2 50	2 50	3 00	2 50	3 00	2 00	1 75	2 00	3 00	2 00	3 00	2 00	3 50	2 25	1 50
Glazier	3 00	2 50	2 25	2 25	2 25	2 50	3 00	3 00	2 50	2 50	3 50	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 50	3 50	3 50
Plasterer	4 00	3 00	3 50	3 50	3 00	4 00	4 50	4 50	3 50	5 00	3 00	4 50	3 00	2 25	2 50	5 00	3 00	3 00	3 00	3 50	3 50	3 50
Plumber	3 00	3 00	3 50	3 00	3 00	4 50	3 50	5 00	3 50	5 00	5 00	4 00	3 50	2 50	3 50	3 50	4 00	4 00	4 00	3 50	3 00	3 00
Stonemason	3 50	4 00	4 00	3 50	3 25	3 00	4 00	3 50	3 50	4 00	2 50	5 00	3 50	2 25	5 00	2 50	4 00	4 00	3 00	3 50	2 00	2 50
Carver	6 00	4 50	5 00	5 00	4 00	3 00	5 00	5 50	6 00	5 00	4 50	5 00	5 00	5 00	5 00	5 00	5 00	5 00	5 00	5 00	5 00	5 00
Stonecutter	4 00	3 75	4 00	3 00	4 00	4 00	4 00	4 00	3 50	4 00	3 00	5 50	2 75	3 00	5 00	3 00	4 00	4 00	4 00	4 00	3 25	3 50
Stonesetter	3 50	4 00	4 00	4 50	3 25	4 00	4 00	4 00	4 00	4 50	3 50	4 00	4 00	4 00	4 00	4 00	4 00	4 00	4 00	4 00	4 00	4 00
Roofer (Tin)	2 50	3 00	2 75	2 00	2 50	2 50	2 50	3 00	2 75	2 50	3 00	3 25	2 50	2 25	3 00	3 00	2 50	2 50	2 50	2 50	2 00	2 25
Slater	3 50	3 00	3 00	3 00	2 00	3 00	3 00	3 00	3 25	2 50	3 00	3 25	2 50	2 50	2 50	4 00	4 00	4 00	4 00	4 00	4 00	4 00
Stairbuilder	3 25	5 00	3 25	3 25	2 25	2 50	3 00	5 00	2 75	5 50	3 00	4 50	By job	2 50	4 00	3 00	3 00	3 00	4 00	4 00	3 00	2 00
Steamfitter	3 25	3 00	3 50	3 25	2 00	3 50	3 50	4 00	2 50	3 00	3 50	3 50	3 50	2 50	3 00	3 50	3 00	4 00	3 00	3 50	3 50	4 00

The Lake Erie & Western Railroad.

The plan of the Hollin's committee for reorganizing the Lake Erie & Western Railroad Company is to all appearances a very fair one. An address by F. C. Hollins has been issued to the holders of its securities which explains the matter at length, and which can be procured at No. 74 Broadway. Every detail is given to satisfy all who are interested in the property. The capitalists now mainly interested in this road have had an onerous burden to bear, as the persons who preceded them in control seem to have been of the most objectionable type of railroad wreckers. Our laws are defective in that there seems to be no punishment for people who get into great corporate enterprises with the sole object of exploiting the holders of its securities. If the Hollin's committee plan is endorsed, the Lake Erie & Western Company has a bright future before it, for it runs through a well-settled country, and will in time be extended to Peoria. One point is touched upon in this address to the security-holders of the Lake Erie & Western Railroad Company which affects all railroad corporations, and is a monstrous abuse. Here is the passage:

It may be generally taken that when in search of fees, a lawyer looks upon a railroad as common property, and it will be well for security holders to bear this in mind. In this, as in all cases of the kind bond-holders are required to pay a fee on depositing their securities and these fees go to the lawyers who prepare the scheme, and they are gainers to that extent under any circumstances. It should also be borne in mind that if a lawyer commences a suit against a railroad, and more particularly a suit for foreclosure, the courts allow him fees whether he wins or loses. It need not be stated who has to pay these fees and the expenses of the suits. In such cases the lawyers have everything to gain and nothing to lose, while the case of the security holders is just the opposite. It is quite time that the interests of security holders should be pointed out to them so that they may not be led blindly by lawyers who form committees to wreck roads, simply securing to their committees the names of one or two responsible parties, choosing of course such as are ignorant of railroads and their workings, to give their organizations an air of respectability.

Why should not the railroad companies organize against this monstrous abuse of the machinery of our courts? Why should a corporation be forced to pay lawyers for trying to wreck it. Some years ago, the law allowed lawyers who contested wills to charge the estate for their services, which privilege, of course, led to the greatest abuses. The railroad companies have a great deal of power over legislatures, and they would be justified in putting a stop to paying the burdens of litigation intended to injure them.

The New Arion Club House Described.

The handsome club house which the Arion will erect on the southeast corner of Park avenue and Fifty-ninth street will be commenced immediately. The elevation shows that it will be a classic building of massive construction, the architecture being in the Italian Renaissance. The building will be three stories high, exclusive of basement, and will have a frontage of 125.5 feet on the avenue and 90 on the street, the fronts on the first story and basement being of stone, with buff brick and stone trimmings above. There will be an entrance on both the street and the avenue. The first story will contain a billiard room, 47x50, with eight tables, from which an entrance will lead through to a dining-room, which will be 30x46 in dimension, a card room, 16x37, a reading room, 30x46, and a committee room, 17x22. The second floor will be ascended by a spacious grand staircase, 40 feet wide, leading to the principal dining-room, 52x95 in size, which will have a butler's pantry and a large bar-room, 33x33, adjoining. Over these compartments will be a ladies' gallery, with wardrobe and toilet rooms. The third floor will contain the ball room and concert hall. This will be the principal chamber in the building, and will be 120x66.6 in dimension. There will be two spacious vestibules leading to the grand staircase, an ante-room for actors and performers and a separate passage

to the ladies' wardrobe room on the second story. The basement will contain three double bowling alleys, of a total dimension of 50x96, with gentlemen's dressing and toilet rooms, a wine room or "Kneipe," 23x60, a kitchen, pantry, dumb-waiter and janitor's room, and the sub-basement the boilers, electrical machine, coal room, laundry and extra hat room. The building will contain an elevator, and will be lighted by electricity. Electric bells, hardwood trim, perfect ventilation, unsurpassed light, etc., will be the features. A Stuyvesant blower will pump a continual supply of fresh air into the building. The estimated cost of the club house is \$180,000, exclusive of the furniture and decorations, which are to be of an elaborate character. The architects selected, Messrs. De Lemos & Cordes, state that they expect to have the building completed within a year's time.

Radical Land Legislation in England.

The notorious Charles Bradlaugh has introduced a land confiscation bill into Parliament which has produced no little excitement in political and newspaper circles in England. From its text, which we give below, it seems like a very wild and impracticable proposition. But it is discussed seriously and angrily by the London Times, the Saturday Review, the Spectator, and, indeed, by the press of all shades of opinion in the British islands. It is backed in Parliament by men like Labouchere, Burt and Joseph Arch among others.

The following is the bill, which will interest all who own real estate anywhere:

"LAND CULTIVATION.

"A Bill to promote the Better Cultivation of Land.

"Be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lord's Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:

"1. This act may be cited as the Land Cultivation Act, 1886.

"2. That from and after the first day of January, 1887, any person shall be guilty of misdemeanor who shall hold in any agricultural district any land of more than 100 acres in extent in a waste or uncultivated state, unless such land shall not for any purpose be cultivable with profit, or unless such land shall have been devoted to some purposes of public utility or enjoyment. That upon the trial of any indictment for such misdemeanor evidence shall be given of the quantities and description of the land uncultivated, and of the actual annual produce of such land for the preceding fourteen years; and the jury before whom such misdemeanor shall be tried shall specially find such facts.

"3. That upon such conviction for such misdemeanor the Commissioners hereinafter appointed to carry out this act may forthwith eject the person so convicted as to all the lands found by the jury to be so uncultivated, and thereupon the said land shall thenceforth vest in the said Commissioners.

"4. That the person so convicted and ejected shall be entitled to receive from the Consolidated Fund, for the term of twenty-five years from the date of such ejection, an annual sum equal to the average value of the annual actual produce of the said lands calculated over a term of fourteen years prior to the date of such conviction.

"5. That the Commissioners shall, within one month from the date of such ejection, cause public notice to be given in the district where such land is situate, and also through the chief London and provincial papers, inviting tenders from persons willing to become actual cultivating tenants of the said lands in parcels not exceeding forty acres to any one person, and the said Commissioners, shall, in their discretion, let the said lands to tenant cultivators with such conditions as to term of tenancy, rent, reclamation, drainage and cultivation respectively, as shall afford reasonable encouragement, opportunities, facilities, and security for the due cultivation and development of the said lands.

"6. That the Commissioners for the purpose of carrying out the provisions of this act, and of performing the duties and exercising the powers hereinbefore enacted, shall be "The Commissioners of Her Majesty's Woods, Forests and Land Revenues."

It seems incredible that any such bill would have a chance of passing, except in a legislative body composed of lunatics; but possibly in the next five years such changes will be made in the land laws of England as will create a peasant proprietary such as now exists on the continent,

Real Estate Exchange Legislative Committee.

The last meeting of this committee took place on Tuesday last, instead of Monday, owing to Washington's birthday. The members present were Messrs. Geo. W. Van Siclen in the chair, Geo. H. Scott, L. J. Carpenter, D. G. Croly, A. J. Robinson, Wm. H. Folsom, William Cruikshank, Ferdinand Fish, C. S. Brown, Constant A. Andrews, W. C. Lester, Wm. Reynolds Brown, Thomas F. Murtha and Wm. Mulry.

The subject of the representation of the Exchange at Albany on the hearing of the Land Transfer Reform bills was considered, and on motion it was resolved that Messrs. James M. Varnum, Chas. Coudert and Geo. W. Van Siclen be requested to attend at Albany to represent the Exchange with the understanding that they went not as lawyers but as members of the Exchange.

Senate bill No. 87, which provides for a general dumping ground for manure between Ninety-fifth and Ninety-seventh streets, First avenue and East River, was considered and referred to the Sub-committee on City Improvements.

On motion of Mr. Fish, the subject of a proposed additional water supply to the dry-goods district was referred to the same committee.

The meeting then adjourned.

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 26.

The contemplated improvements for indexing and transferring real estate are attracting a good deal of attention from members of the Legislature, especially those belonging to the legal profession, and there is a fair prospect that something practical will be done in the way of promoting the reform this session. There was to have been a joint hearing on this subject before the Judiciary Committees of both Houses yesterday afternoon, and Messrs. D. H. Olmstead, E. W. Coggeshall and J. H. Riker, comprising the commission appointed to examine and report on the subject, were on hand to present their views to the committee. Owing to a misunderstanding, however, between the chairmen of the two committees as to the time of the joint hearing, the discussion had to be postponed till next week, and the Field code usurped the time of the committees. Mr. Olmstead is very persistent in advocating his block system of indexing, while his colleagues are as firm in their conviction of the superiority of the lot system. It is to be hoped that the rivalry between the two systems will not be so fierce as to result in defeating any improvement at all.

Senator Daly has introduced a bill on which no action has yet been taken, providing that all expenses heretofore incurred or which may be hereafter incurred by the Mayor, Aldermen and Commonalty for improving Riverside avenue, shall be assessed upon the property benefited thereby in the manner now provided or hereafter to be provided for making assessments for local improvements. But nothing in the act shall be construed to make valid any contract, or any claim under any contract, which but for this act would not be valid.

Nothing has been done with the bills introduced by Senator Plunkett and Assemblyman McManus to raise the roadway and such other portions of Riverside Park, adjacent thereto, between Ninety-fifth and Ninety-seventh streets, and to support the same by a viaduct or bridge. Mr. Plunkett says he will not push the bill.

Mr. Van Allen has reintroduced Gen. Barnum's bill of last year to create a sinking fund to redeem the stocks issued by the city of New York to pay the expenses of the new aqueduct for supplying the city with water.

There has been no tinkering thus far with the general building law for the city of New York which passed the last Legislature, but Senator Daly says that a committee is at work preparing amendments to the law which will be up here in a few days.

Numerous bills are in the Cities' Committees remodeling the municipal departments in New York, several of which were advocated before the Assembly yesterday by ex-Senators Boyd and Foster and Mr. Blissert, representing the labor reformers. One is to make the Park Commission a triple-headed board to be appointed as at present, but to consist of one member each from the two political parties, and the third to be named by the labor organizations of the city and to represent their interests.

Another of the bills proposes to remodel the bureaus of the Public Works Department, and to put the entire control of all the streets of the city, including the lighting of the same, into one bureau, to be called the superintendence of streets. All streets now under the control of the Park Department are to be consolidated under this bureau. A third bill makes the office of Corporation Counsel elective.

The Adirondack water project was discussed again before the Assembly Committee on Cities on Wednesday, Mr. W. W. Laman and Wm. Ives Washburn appearing in its favor. No action has yet been taken by the committee on the bill, but so far as it has been discussed it appears to meet with favor.

The Arcade Railroad enterprise is revived again and will appear next week to be introduced by Senator Low. The plan is somewhat modified from last year's bill and is calculated to avoid the objections of vault owners that were so strenuously urged against it last winter. But it still provides for four tracks, two for fast trains and two for way trains, and will meet the wants of rapid transit, though the Arcade will not be so well lighted as by the original plan.

The taste for Turkish and Russian bathing is steadily growing in this city. The first Turkish bath was opened about thirty years since in Laight street. There are now some eight first-class Turkish and Russian bathing establishments, three of which are large and luxurious affairs; then there are numerous smaller concerns. One of the larger places gives as many as 60,000 baths per annum. Altogether it is estimated that about 270,000 baths are taken yearly in the first-class bathing houses. There are probably 40,000 persons who take these baths once a month or oftener, and nearly double that number who indulge in the luxury several times a year. New York is ahead of any capital in the world in the number and luxury of its baths. Paris and London both have fine Turkish baths, or Hannams as they are called, which are located in buildings especially constructed for that purpose, but then the number of baths or bathers is relatively far less than in New York. People suffering from gout, rheumatism, general debility and nervous disorders claim that these Russian or Turkish baths have for them a high therapeutic value. It is said they are also useful in ridding one of incipient colds, while they fortify the system against catching colds. They are dangerous, however, to persons with heart disease, also consumptives. In many new up-town private houses the

bathing rooms are supplied with machinery for giving steam or hot air baths. Sometime during the next century it is possible that New York may reproduce some of the splendid bathing establishments which gave such distinction to the architecture of ancient Rome under its emperors.

Architectural and Decorative.

PAINTINGS IN THE CHURCH OF THE INCARNATION.

The church in its relation to art is becoming as important a factor as it was in the fifteenth century. The chief work either in art or decoration now under way is for the church. Other work, if carried out as contemplated, will compare not only in artistic importance, but in the more concrete relations of feet and inches with that undertaken in any age.

The mural paintings just placed in the Church of the Incarnation by Mr. John La Farge are not yet brought into sufficient harmony with their surroundings to be a matter of criticism, but it is easy to see that it is work of the sort that belongs to the highest class of ecclesiastical decoration.

The picture, for it is really one picture, is divided into panels by an interposing cross in slight relief and surrounded by modelled ornament brought out in color. On one side is a moonlit landscape. The procession of Magi on horses, with their train, pause at the door, where an angel, illuminated by the glory from above, points the way. On the other side is the interior, where the Holy Family is gathered, and surrounding the humble room are adoring angels. It is unnecessary to go into the details of the composition, which is very rich, and especially in panel of the Magi.

It is impossible not to realize the experimental character of the painting and to perceive the artistic problems that quite aside from the chief intent—the representation of a sacred scene—occupied the artist. In one panel we have the fullest illumination that anything so material and limited as paint can give. The interior is flooded with light—celestial radiance which proceeds from the upper right-hand corner. On the other side we have the landscape bathed in silvery blue moonlight. Here are two schemes directly opposed and that are to be brought not only into harmony, but into unity. Of the ultimate result it is too soon to speak. The frame work, which is Italian gothic with fine detail in relief, is now being gilded and brought down to the key of the picture. This, in turn, is to be considered with reference to the frame, and will doubtless undergo some changes. But the work is carried far enough to appreciate the theory according to which it has been produced and its results.

One effect, certainly very wonderful, is the luminousness of the colors in shadow. This must be an artistic experiment, and is most happy in its results. The ground work of the entire panel seems to be laid in deep blues, and over this the colors are put on. When one sets aside the singleness of the impression, which is of the deep fullness of moonlight—seen under the clear blue Syrian sky—it is worth observing the strength of the reds, greens and yellows, used so unsparingly and without modification. There is an audacity in this which is captivating, and yet referred to the general effect they fall in line, and are felt rather than seen, controlled, dominated by the solemn moon-lit blue of the sky and landscape.

The angel pointing the way, a beautiful impressive form, in the general scheme brings the two panels together. Her white clothing reflects the sacred light of the interior in delightful opalescent tints, and these gleam on the floor and are lost in the shadows without. But the angel is only the most prominent medium; the entanglement bringing the two panels together is skilfully wrought in various ways, the gilt frame of the panel even acting as the lintel of a door, catching the force of the light and throwing it off.

There are certain things which catch the eye less pleasantly or with too much force. A bit of green on Joseph's arm echoing the moonlight-tints is almost too loud a note, and the hand of the mother calls attention as abnormally long; but these are matters easily remedied and of comparative insignificance in view of the work as a whole, its spirit and its artistic aims.

STAINED GLASS FOR TRINITY CHURCH, BUFFALO.

Trinity Church, Buffalo, is to have a chancel in which four double windows and one triple window will form a band of color above. These windows, that are of La Farge glass, are nearly completed, and, so far, is the largest order yet given in stained glass to one man. The centre window, which has triple panels, is the Transfiguration. This is an adaptation from the Raphael picture. The Christ is the central figure of the middle panel, and a disciple is in each of the flanking panels. The size of the window forbids the lower figures, but three heads are seen, one in each of the panels.

The other windows are: The Wise Men Seeing the Star in the East; The Repose During the Flight into Egypt; Christ and the Magdalene in the Garden, and the Ascension. Of these the first three are finished.

The subject of these paintings indicate in general the composition. Of the three windows finished the most impressive is that of the Magi, and this best indicates the resources of American glass.

The three figures pausing at the sight of the star are resplendent in color. Nothing more superb in this respect has appeared than the kneeling figure with its red and brown draperies, which suggest the traditional richness of Eastern looms. In contrast to this is the solemn midnight landscape, losing in the distant hills with the gleams of rippling water and all the suggestions of form and color. The landscapes in all the windows are worthy of note, and particularly in the Christ and Magdalene, with the far-away village and the hills, and the realistic palm separating the two figures. There is also in this window some magnificent colors, greens and yellows, in the Magdalene's drapery.

These windows are arched with gothic canopies, and placed as it were on purely ornamental pedestals.

As nearly as possible they make a continuous picture, the mullions between being not over two inches and a-half wide.

The peculiarity of all this work in glass is that by the very necessities of the case it must be unique. Given the identical composition, it would be almost impossible to reproduce the same effect of color and texture in the glass, because the glass itself is an accident, and where it may be availed of cannot be commanded.

Notes About Town.

A bill has been introduced in the Legislature to amend Section 356 of the Penal Code, making it a misdemeanor to insert a fictitious consideration in the conveyance of lands, etc.

The Potter building is now completed, and the sidewalks where it is situate are clear to passenger traffic, after having been an obstruction for upwards of a year.

The Fifth Avenue Plaza Hotel on Fifty-ninth street, opposite the Central Park, is rapidly approaching completion, and architectural critics say that the building as it appears suffers in comparison with the original sketch drawn by the architect and published in a contemporary.

The Continental Insurance Company's extension on Pine street is nearing completion and will give a chance to some of the outgoing tenants on the opposite side of the street to obtain quarters high up in the air, "far from the madding crowd."

That long-talked-of elevator building is going to become an accomplished fact. Buy lots anywhere in the neighborhood of One Hundred and Sixteenth street and Eighth avenue and you will make money.

Don't try to "boom" the west side. It is doing that for itself.

There are lots of churches going to be built this year in New York and the surrounding neighborhood—Protestant, Catholic, and Jewish.

It is pretty clear that the surface horse car road on Fifth avenue is knocked on the head, for some years at least. The opposition to it was too powerful, one of the most prodigious oppositions in fact ever organized in this city.

The Committee on Streets of the City Council have resolved that the block of ground situate between Ninth and Tenth avenues, Twentieth and Twenty-first streets, shall hereafter be known as "Chelsea square."

The resolution introduced in the City Council to alter the street numbers between Fifty-ninth and One Hundred and Ninth streets, the Central Park and Hudson River, has been laid over for the present.

Last week delegates from the trades unions called on the Commissioners of the Board of Education and requested them to award no contract to any firm which does not employ union men at union wages. The Executive Committee of the Building Trades have invited the co-operation of the Central Labor Union to divide the work in the construction of the new public schools amongst reputable master masons, carpenters, painters, etc., and not to let the work out in bulk. It is stated that at present the carpenter who sub-lets the contract from the master mason imports his hands from Sweden and boards them in the new building till the work is finished, besides paying them less than the union rate of wages. The trades unions evidently keep a sharp look out on everything that is transpiring.

The Brokers' Daily Meetings.

The attendance at these meetings continues about up to the average. The parcels called during the week have been fairly numerous, and include realty worth the attention of brokers. The following is a list of the property asked for since our last :

WANTED.

February 24 List.

- 1—Tenement houses below 59th street, east or west side.
- 2—Dwelling between 23d and 42d streets, 4th and 6th avenues. About \$2,500 per annum.
- 3—Corner plot on 9th avenue, either side, between 72d and 80th streets, 75x 100 or 50x100.
- 4—100-foot square between 35th and 43d streets, 4th and 6th avenues. Liberal price will be paid.
- 5—100-foot square on 6th avenue, below 23d street.

February 27 List.

- 27—Tenement property in good locality, well rented, not to exceed \$20,000. Will pay all cash.
- 28—Small house to rent in Harlem or on line of cable road. \$500.
- 50—Private house between Broadway and Lexington avenue, 34th and 59th streets, 20 feet wide, four-story, high stoop, brown stone. \$25,000.
- 51—Small house between Madison and Lexington avenues, 55th to 65th streets. \$18,000 to \$22,000.
- 52—Three-story brown stone front, 42d to 72d street, Lexington and 9th avenues. \$12,000 to \$16,000.
- 53—Tenements lightly encumbered to exchange for farm on Hudson, value, \$21,000. Will add \$5,000 cash.
- 54—Private house above 116th street, between Madison and 3d avenues. \$10,000 to \$12,000.
- 55—Store property in Houston, Greene, Mercer and Bleecker streets.
- 56—Store property on 2d avenue, above 80th street. \$14,000.
- 57—Small house in Brooklyn, near ferry. \$5,000 or \$6,000.
- 69—A 25x100 lot on line of 2d avenue, 7th street or around Irving place.
- 70—Cheap piece of Brooklyn business property. About \$10,000.

The Mutual Life Insurance Company.

The annual report of this widely-renowned institution makes a wonderful exhibit. The balance sheet shows that \$99,865,644 was carried over to the New Year's account, an increase of \$2,855,731 over the preceding year. The revenue account shows that the income from premiums received amounted to \$14,768,901, and from interest and rents \$5,446,052. Over \$14,400,000 was paid to policy-holders on endowments and purchased insurances, dividends, annuities, and on account of deceased lives. The assets of the company amount to the tremendously large sum of \$108,908,967, of which over \$49,000,000 is in mortgages on realty, \$39,000,000 in government and other bonds, and nearly \$11,000,000 in real estate. The company has a reserve for policies in force or terminated of no less than \$103,846,253. The policies and annuities in force amount to \$368,981,441, an increase of \$17,165,500 over the preceding year. The Mutual Life is making extraordinary headway amongst our people. Its agencies extend to every city, town and village in the United States, and its hold upon public confidence is increasing year by year. This will be seen by a comparison of their annual report in 1880 as compared with that just issued. In the former

year they had 95,423 policies in force, which in 1885 had increased to 114,865 and in 1886 to 120,952. The balance carried over to new account since 1880 increased over \$14,000,000. The development in life insurance is such that the surplus account of this company will probably reach \$130,000,000, when the twentieth century makes its appearance. This is a remarkable showing. Amongst the board of trustees appear some of the best known and most respected of our citizens.

New Members.

The following are the latest applicants for membership in the Real Estate Exchange :

STOCKHOLDERS.

Robert White, retired merchant, No. 149 East Sixty-third street. Proposed by H. W. Coates, seconded by Joseph H. Godwin.

Winthrop Rutherford, real estate, No. 66 Liberty street. Proposed by Elliott Roosevelt, seconded by James E. Leviness.

Henry Neustadter, merchant, No. 23 Thomas street. Proposed by Adolph S. Sanger, seconded by Siegmund T. Meyer.

ANNUAL MEMBER.

Geo. H. Henry, real estate broker, No. 32 Liberty street. Proposed by Louis Mesier, seconded by Sinclair Myers.

The Equitable Life Assurance Society.

This great institution has just issued its annual report for the year 1885. A cursory glance at the figures will show what an enormous business they have done. Their new assurance last year amounted to \$96,011,378, while their total outstanding assurance on New Year's Day 1886 was the prodigious sum of \$357,338,246. They paid policy-holders last year \$7,138,689, and the total sum paid by them in this wise since the organization of the society is \$88,211,175. Their assets amount to \$66,553,387, and their liabilities on a four per cent. valuation \$52,691,148, showing a surplus of \$13,862,239. Their income during the past year was \$16,590,053, and during the same period their premium income increased \$1,430,349, their surplus \$3,378,622, and their assets \$8,391,461. This is a brilliant showing.

Law Department.

FRANKFORT-ON-THE-MAINE, January 20, 1886.

Editor RECORD AND GUIDE:

In an article in your valuable paper of January 2d, while speaking about the execution of the will of the late Vanderbilt you lay great weight on the difficulties, expenses, even annoyances connected with the sale and transfer of real estate belonging to the estates of deceased parties. As I own some real estate in New York (unimproved lots), I take the liberty of addressing myself to you for information and advice in regard to the legal requirements in case I shall die possessed of this property. What precautions may I adopt to save to my heirs unnecessary delays, expenses and troubles which may likely arise when the property is to be sold by the administration of the estate, which administration, naturally, is located here. SUBSCRIBER.

ANSWER—People often dispute over the last will or testament of a rich relative; to do this the relative who makes the quarrel employs a lawyer, states his side of the case to him (only one side of course), pays him a fee, and the will is attacked; this forces the devisees and legatees under the will to employ other lawyers to defend; often some penny-wise-pound-foolish-person makes his own will, and breaks the law in it, and thus forces the employment of lawyers to break his own will. Thus avaricious or foolish persons cause a large part of the estate to be wasted in lawyers' fees. For lawyers have to be paid; a man cannot devote his brain night and day to a profession for nothing. If you go to a "speculative" lawyer you agree to pay him half of what you get, and his interests at once clash with yours and often obscure his judgment. If you go to an honest studious lawyer of ability you have to pay him well. But the expenses are originally caused by the avarice or folly of those not lawyers. If while you are well and sane you will have your will properly drawn according to New York laws there will be no trouble nor large expense for your executors or devisees under the will to sell the property here. If you leave no will, then your heirs can all join and sell; but if any one of them should be under twenty-one years old there would be delay and trouble. LAW EDITOR.

The Haverstraw Brick Industry.

The forty-five brick yards at Haverstraw, the largest brickmaking centre of the country, with a capacity for making 340,000,000 brick annually, turned out 300,000,000 in 1885, against a like number in 1884. About 2,000 men are employed, besides 300 in the river carrying trade, which keeps 44 barges and 50 small vessels busy. Haverstraw brick are of ordinary grade, but bring 25c. to 50c. per 1,000 more than other brick of like quality owing to the excellent sand and clay used. They brought an average of \$6 per 1,000 in New York last season, after paying \$1 river freight and \$1 to \$1.25 per 1,000 royalty to the owner of the land where the yards are located. The works use in a season 42,000 cords of wood for heating kilns, at \$5 per cord; 12,000 tons of coal dust at \$2 per ton, and 4,000 tons of coal at \$4.25 per ton; a total cost for fuel of \$251,000. The total royalties were, as above, say \$337,000, and wages (averaging \$2.25 per day), say (six months), about \$776,000. Two hundred patent brick-pressing machines, costing \$1,000 each, are employed. The total gross receipts last year are given at \$1,800,000. This particular industry began fifty years ago. At that time \$3 per 1,000 was a fair price. Quotations have been as high as \$9.—Bradstreet's.

Why the Times are Bad.

Mr. Morton Frewen writes from England as follows to Bradstreet's:

Soetbeer, a gold monometallist, who is possibly too busy with his statistics to pay much attention to the social evils resulting from a contracted currency—Soetbeer, who is the recognized European authority as to the production statistics of the precious metals, estimates the total yield of gold last year at less than £16,000,000. He shows that of this amount £12,000,000 were absorbed by jewelry and the arts and more than £4,000,000 were purchased by India, instead of silver, to be hoarded in that country, which has no gold currency. It follows, therefore, that while in Europe commodities which require a currency medium are increasing with great rapidity, the gold required to measure this production is actually diminishing, and thus credit, which here has a gold basis, is shrinking, and therefore prices are falling. And to emphasize the

actual terror of our position, we need only turn to the estimates of the gold you had in currency in 1878, which Dr. Linderman returned at \$244,000,000, and which the Hon. H. Burchard reported twelve months since to be \$610,000,000; that is, while Europe is getting no new gold to coin you are draining her supplies on hand at the rate of nearly £10,000,000 a year. Is it any wonder that we have panic of prices here, and that, as every authority seems to be agreed, we are on the brink of a tremendous fall in wages.

The United States, let me say, in conclusion, is scarcely less concerned than we are by a contraction of our currency. Such a contraction means a fall in prices; that is, American exports, when sent here, have to be paid for at a price which is constantly falling.

A Group of East Side Residences.

It is peculiar to New York that wherever an eligible location is selected by some far-seeing builders on which to make improvements, they are always followed by other builders whose attention has thereby been called to the site as an inviting field for their labors. This is especially to be observed on passing by the very high ground—about the highest in New York—between Ninety-first and Ninety-second streets, Fifth and Fourth avenues. Around the blocks comprised within this limited region there are numerous improvements completed which were undertaken only last year, not to speak of the somewhat earlier improvements in that neighborhood, such as the large residences of Messrs. Ruppert, Ehret and Untermeyer, the one on Fifth avenue and Ninety-third street, the other on Park avenue and Ninety-fourth street, and the last named on Ninety-second street, near Fifth avenue.

The buildings round Madison avenue include a row of four just completed on Ninety-first street, near that avenue; a similar number, by Foster & Hilson, on the same street, near Park avenue; seven houses by William Walker on Ninety-second street, near Madison avenue, and other dwellings. The neighborhood is almost entirely built up with three and four-story private residences.

The most striking row of houses hereabouts is that on the northeast corner of Madison avenue and Ninety-first street. They are six in number, and have been built by Alex. D. Duff. Their exteriors are of an ornate character and in the more recent style of architecture, the first story and basements being alternately of brown stone and brick, and the second and third stories and gables of brick, with stone trimmings. The stoops are high and have handsome iron railings, the sidewalks being extra wide and flagged with large blue stones.

The interior of the houses is in hardwood trim throughout. The vestibule is entered through a carved door in cherry, and has a marble tile floor and hardwood wainscoting. The hall is approached through a mitre diamond beveled plate-glass door, which is quite a new feature and of recent innovation. The first floor contains a front and back parlor. The former has a large and handsome console and the latter a rich mantel, with fire-place fittings of a unique character. The one room is trimmed in cherry and the other in quartered oak. The latter contains a dumb-waiter running down to the kitchen. This arrangement is valuable where the back parlor is used as a dining-room on extra occasions, such as in the case of entertainments. It also contains a small butler's pantry. The dining-room proper is in the basement. It is in hardwood trim, including the mantels, and is wainscoted in quartered oak. From this room a passage leads to the kitchen, which has all the requirements necessary to the modern culinary department, such as large crockery wash-tubs, range, refrigerator, annunciators and speaking tubes communicating with the rooms above.

Ascending to the second story we come upon two large, airy, well-lighted bedrooms, one in front and one in the rear, each having a distinct dressing saloon, with oval washbowls, ample closet room, beveled glass mirrors and other accessories. This floor is trimmed in hazelwood, the rooms having bric-a-brac mantels, and the fireplaces tile hearths and facings. The bathroom is on this floor, and the well-known patent vapor bath is substituted in lieu of the ordinary bath. This is a great improvement to any house and should be placed in every new dwelling built, for its desirability for residence purposes will be greatly enhanced thereby.

The third floor contains three bedrooms, store-room and closet, and ventilating skylights are placed in the roof over the staircase, which insures good ventilation.

The houses are heated by register throughout. They have annunciators in every room and speaking tubes are provided. The floors are double all the way through. The beveled glass mirrors are a feature. The basement has both front and vestibule doors. The light, ventilation and plumbing is excellent. There is ample closet room throughout, and the entire arrangements are calculated to meet the requirements of fairly well-to-do families.

There are other houses to be built up this way shortly. Reid Brothers intend to build eight private dwellings on six lots on Ninetieth street, between Madison and Park avenues; three houses are to be built by another owner on the same street, and still further improvements are contemplated in this locality, where lots have largely advanced in value during the past few years, and are becoming scarcer as each improvement reduces the vacant space on this high and healthy ground.

WANDERER.

The Equitable Life will commence to build on the corner of Broadway and Pine street on May 1st. The addition will simply be a carrying out of the present plan of the Equitable. This great building will also finally have an entrance on Nassau street, for the Equitable has secured two buildings in the centre of the block of that street. The new structure on the corner of Pine street will make some changes in the neighboring restaurants. Delmonico's is, it is said, to move up to near Leonard street on Broadway. Charles H. Richter has opened a café at No. 5½ Pine street, the cost of which, it is said, is \$12,000. "Billy," now at No. 8 Pine street, will on May 1st change to No. 3 Pine street, in the new Schermerhorn building, where he has a five years' lease at \$8,000 per annum. "Billy's" receipts at his present stand are said to be \$500 daily. Down-town restaurants are hardly up to the mark, probably because the business is confined to a few hours of the day. In this case it does not seem that the removal of Delmonico will

be missed by the patrons of the restaurants in the neighborhood of the Equitable building. Delmonico's prices were tolerable only in flush times.

The World of Business.

Wheat and Silver.

We drew attention the other day to the fact that ever since the last harvest the demand for consumption had held the price of wheat in this country above the shipping point to Europe. It was idle to attempt to ascribe the firmness of prices here to speculation. There are always as many bears as bulls in the market, and though the one or the other may contrive to defeat the law of supply and demand for a while, after a short period prices regulate themselves in accordance with the rules of trade. Assuming the estimate of the Bureau of Agriculture—357,000,000 bushels—to be somewhere near the truth, the prospect is that this country will go into the harvest of 1886 with a surplus over and above consumption, export and seed wheat of not over 70,000,000 bushels, as against 135,000,000 bushels at harvest time in 1885. The real causes of the low prices prevailing in Europe must be accurately understood if it is proposed to realize the situation. For one thing the British yield of 1885 is said to have been reckoned at 40,000,000 bushels below the truth. Then the adoption in Germany of a protective tariff on cereals has shut the Hungarian growers out of a market on which they had relied for years, and has forced them to dispose of their surplus where they could, at such prices as they could obtain. But more than both of these the decline in silver has proved a marvelous help to the Indian wheat grower. The Indian sells his crop for rupees—that is, silver. With the rupees he can buy his supplies and pay his debts whether silver is 50d. an ounce or 46d. an ounce in London. But to the British buyer the drop in silver puts a new aspect on importations of Indian wheat. He can buy silver at 46½d. an ounce, and with that silver he can buy as much Indian wheat as he could when he paid 50d. for his silver. Hence in September, October and November he bought 12,000,000 bushels of India wheat which he could lay down in Liverpool at far below the price at which wheat could be imported from San Francisco or Chicago. The lower silver falls the cheaper he can buy his wheat, and the less he wants from this country. He must be amused to notice the energy with which such American newspapers as the New York Herald try to cut their own countrymen off from the British grain market by assisting in the depreciation of silver. Before another week is gone by Congress will have determined whether the government of the United States is going to restore the credit of silver or not. If it adopts half measures we may just as well abandon the idea of shipping wheat to Europe. If it directs the government to pay out silver and gold indiscriminately, we shall again have a chance of competing with India in the Liverpool grain market.—San Francisco Chronicle.

International Parcel Post.

The parcel post agreement which our country is asked to join is one of the modern agencies of international amity that deserves emphatic encouragement. It is simply an extension of the international mail arrangements, so as to include parcels as well as letters and papers. At present parcels containing any permissible articles weighing not over four pounds, can be sent from one part of the United States to another, through the mail, as fourth class matter, at the rate of 1 cent. per ounce, which is much lower than the express companies charge; and it is now proposed, under the international parcel post, to extend the system to all civilized countries, so that parcels may be sent from the United States to other lands, and be sent from other lands to this. The British government proposes that parcels be carried between that country and this, on ocean steamers, at 2 cents a pound, and is willing to limit the weight to the United States maximum of four pounds, but would prefer to have it fixed at seven pounds. The system affords a striking illustration of the development and extension of civilizing agencies. Nations no longer live to themselves. The citizens of one country who live or travel in another are numbered by scores of thousands, and the necessities of business and the offices of friendship call for the frequent interchange of tokens, mementoes, gifts and purchases between them. To encourage and facilitate this interchange is to promote friendship and concord between distant peoples and help the world on towards that fraternization in which strifes shall have no place.—St. Louis Republican.

Interior Decoration.

Interior decoration of the present day aims to be refined and rich, producing harmony in contrast and giving an effect of cheerfulness in low tones. The room in which the decorations are all of one color is not the most fashionable; for often three pieces of furniture in five are upholstered in different colors, all of which harmonize. The fashion for the antique is still a passion. In old Boston mansions, where the furniture is genuinely old, one will find, in truth, the most fashionable rooms—although they look as if they had gone to sleep years ago, and, unlike Rip Van Winkle, had never waked. There is a faded Brussels or velvet carpet very rich and old, and there are six or a dozen small round tables of different sizes and uses. The chairs are low and comfortable and the sofas are furnished with many soft cushions. Books in their cases and on the tables have a well-read appearance, and the many pieces of bric-a-brac from Japan and foreign lands have an air of being picked up by a traveler of taste and judgment. The paintings are old, both landscapes and portraits, which are as faded as the memory of the originals probably is at this day; but the rare engravings are valuable and fresh. On one of the small tables a large book of etchings lies open, and the books in the rack on another table are the latest publications. The richest hangings are seen oftener in the new houses of the city. A prominent house decorator of this city gives a few suggestions upon furnishing a house. A new material for portieres, curtains and furniture coverings, he says, is brocade worsted in which conventional figures of one shade are raised upon a plain back of another shade. The material is fifty inches wide and of different shades, old gold and green, deep garnet tints and other shades. "Renaissance" is the name of a fashionable silk-and-wool damask of solid colors and combination figures. It is a rich material for portieres and coverings. Double-faced velour is used instead of turcoman, and appears in a delicate pearl blue, gold or other shades. Very elegant velour curtains are in a gold ground and have the surface well covered in rich designs on several shades of color. The richest method of decorating windows employs both heavy and light curtains. Over the velour or silk curtains are hung lace curtains. The delicate cream tints are now replaced by pure white, not so pleasant nor artistic. Elegant Brussels laces, Irish point and Swiss laces are shown in the newest designs. There are silk Madras curtains, which never lose popularity, and scrim curtains edged with cluny. The materials and methods of trimming are most numerous, and vary so much in quality and expense that every one can be provided with pretty fresh draperies if he chooses. The chain and loop are used to loop back curtains, but the newest devices are silk cords to harmonize with the draperies for heavy curtains; and soft Japanese scarfs for the light curtains. Great taste is displayed in trimming. Dados are of a contrasting color. If the curtains are made of pearl blue velour, the dado is cardinal, and a fringe of Oriental design in many colors trims the dado. Even window shades are trimmed with lace and embroidered with flowers and conventional designs, and lambrequins are still used with draperies. A novelty in upholstery is corduroy, which is used for coverings of different kinds. In all decorations the draperies should conform with

the surroundings. "It is ridiculous," said a lecturer on wall decoration lately, "to fill the parlor of a little suburban house with heavy portieres, thick carpets, plush furniture and costly paper, for they are not in harmony with the idea of a quiet little home. Nor do we want a clutter of objects called bric-a-brac, nor a display of one or two vases or bronzes so costly as to demean their surroundings. Take out half the things in your rooms and you will probably improve their appearance.—*Boston Journal*.

Better Times Ahead.

It is cheering to learn that in the opinion of men who are identified with different branches of trade and commerce in various large centres of industry there promises to be a revival of prosperity this year, and that they are satisfied with the outlook even though prices are likely to be low. Such men do not always take too rosy a view of matters. They have suffered long, and in many cases the competition to which they have been subjected has materially decreased their profits, so that when they speak in this sanguine manner the great army of breadwinners throughout the country may feel assured that better times are really at hand. Although man cannot live by bread alone, yet it must be considered as one of the most important articles of food, and one which is cheaper to day than it ever was. The export of flour to Europe is falling off, although, of course, there will always be a demand there for American wheat, and with the large expanse of country on which we cultivate cereals we can always produce more flour than we could possibly eat. The resumption of manufactures which for some time were idle and the unusual activity which is now noticeable in the iron trade are thought by operators to mean a greater demand for coal than ever before, while among dry goods men there seems to be a feeling of confidence that the present year will be fairly profitable to the trade. And if this be so in the branches which we have mentioned, it naturally follows that all others will share in the prosperity. The sympathy which exists between each portion of the industrial world is as intimate as that between the members of the physical body, and anything which affects one is felt, either for good or ill, by all. There is one point which this suggestion as to prosperous times brings up that is of great importance to all. There seems to be an idea in the minds of some people that with a revival of business there will come a demand for more expensive and tasteful articles than formerly existed. The American people have passed through a period of unexampled depression, not, it is true, as severe as that under which older countries have been laboring, but sufficient, when compared with flush times, to teach them how severe it was. If by a demand for tasteful goods it is meant that people are beginning to have a keener eye for beauty of form and for the artistic, then undoubtedly the statement is correct. Art institutes, schools of design and free libraries are each factors in industrial progress, and are giving to us skilled workmen, who will beautify their homes more than ever before. But we do not think that even with the most unexampled prosperity there will ever again come an era of extravagance. The American people have shown themselves fit to rise above disaster and able to maintain an equable spirit in the face of all difficulties. This being so, they have proved their ability to withstand temptation and prosperity, and it will never need to be said of our land that when its wealth accumulated its men decayed.—*Philadelphia Record*.

The Corn Don't Pan Out Well.

A well-known New York expert, without going into details, gives this as the history of the whole corn season: "September gave us a spurt of untimely hot, forcing weather, which produced a great growth of stock and leaves, and the papers and Wall street were full of reports of the magnificent corn crop in prospect. Since October, however, the corn crop of the country has been gathered, and there is no State in the Union to-day which has gathered a crop either in quantity or quality as large as was expected, and as the general appearance of the crop indicated in the fall." Another statistician, a Western man, places the crop from 15 to 20 per cent. below the government estimate. The best corn crop in the Union, so far as acreage and quantity are concerned, was raised in Nebraska, but even there the quality was not as good as in 1884. The crop of northern Kansas was good; that of southern Kansas was poor. Illinois has raised a fair crop of corn, but it is by no means as good in quality as was the crop of the previous year. The most liberal shippers of corn thus far have been Ohio and Indiana; the movement elsewhere has been disappointingly slow, and the fact that the farmers are hanging onto their grain with more than usual tenacity is considered excellent evidence that the corn is not as plentiful or of so good quality as the government experts imagine. The indications now are that prices of corn will show a considerable advance during the spring and summer. The export trade is unusually good. During January we exported 6,074,432 bushels, as against 6,918,050 bushels during January of last year, while during the seven months ended January 31, 1886, the exports were 30,379,747 bushels, as against 20,362,462 bushels during the corresponding seven months of 1884-85.—*Rochester Evg. Post*.

Growing Plainer and Plainer.

They are coming to it slowly. In the French, German and British Parliaments there are men springing up daily who are pointing out the fearful depression that is upon business everywhere, and charging that it is due in part to the warfare upon silver. This is not strange, either. This warfare was begun just when the world had progressed so far that its whole annual product of gold was being absorbed in the arts. Even with both metals in full use as money, the difference between the measure of values and the values to be measured, would be steadily widened. That is, in 1880 to handle \$40,000,000,000 worth of property, there was about \$1,000,000,000 in the United States in money. Since then property has increased so much faster than the material through which property is measured that the proportion has changed from 1 to 40 to probably 1 to 45, and as the measure has not increased with the property to be measured, this last has fallen in price 20 per cent. Men will readily admit that if the volume of gold were to be reduced one-half the result would be a mighty shrinkage everywhere. The very first thing to feel the shrinkage would be labor, the second the price of the products of the land, and so it would go on through all forms of property until it reached the evidences of men's or nations' indebtedness in notes and bonds. These would not have changed at all, though it would take double as much of men's labor or property to pay them as it would have required except for the shrinkage. But the very men who will own that to take away half the stock of gold would be an overwhelming disaster, will turn right around and declare that unless silver be debarr'd from its use as money, the country will be ruined. They began this, too, at a time when silver commanded a premium over gold. Is it not clear that the movement was inaugurated by the men who held the notes and the bonds? Is it not clear that the intention was to make money dear and property cheap? Could any such thing have originated except in a conspiracy on the part of fixed capital to make the five dollars paid in interest on \$100, in its purchasing power equal to what eight or ten dollars then were? We cannot see why our Congress hesitates for a moment at this time; why it does not suspend silver coinage, but order the treasurer to buy all the American silver offered and pay for it in silver certificates, and let the certificates backed by the ingots go out as money to the people. We have never yet heard of a land going into bankruptcy because of the amount of silver bullion that it had in its strong box. We do not believe that we ever shall. The cry raised against silver is not only a false cry, but a dishonest one. The money-changers of New York really believed that they could bully this nation into being frightened by the woes they predicted. They have failed signally, and right now the friends of honest money ought to press their victory to culmination. So long as we owe \$2,000,000,000, and have yet half the resources of a continent to develop, the talk of breaking down and ignoring

half the real money of the country is but one remove from treason. Even the slow people who till the soil and work in the factories of England and Europe see the situation clearly. We shall be unworthy to be Americans if we do not act promptly in the interest of the people.—*Salt Lake City Tribune*.

Encouraging Symptoms.

It is fair at last to speak of "the late depression" in trade, finance and manufacturing industries. The enforced quietness of the current month has been due to the repressive influences of violent storms of snow, wind and cold upon the railroad traffic of the country. The "break up" in a warm rainstorm has left the roads in most sections almost impassable, and outlying points of distribution are fully supplied with produce and goods. Movements of all commodities have been materially reduced from these causes, and calculations for the immediate future necessarily upset; yet the conspicuous features everywhere are moderate trading, steady to stronger prices and confidence in future values. Without being marked by unusual buoyancy the business situation certainly gives more convincing evidence each week of its healthy vitality. The chief essentials to general prosperity that were wanting a year ago have come to the surface as controlling factors of to-day. In industrial affairs, for instance, manufacturers are ready to meet all legitimate requirements, but production has thus far rather followed the demand for products than anticipated it. The conviction, moreover, is strong that the consumption of manufactured goods must increase with the opening of spring, and orders for future deliveries are gradually improving at the mills. Despite the discouraging weather of the past six weeks, the volume of business is equal to the average for the season and shows an excess in all branches over the like period of 1885. In railroad stocks and bonds the professional operators have controlled affairs, with the sales for the week about equal to the aggregate transactions of the previous three weeks. The appearance of manipulation in the coal stocks and the limited demands of investors were conspicuous features of the market. Bonds were also taken sparingly on investment. Prices fluctuated sharply, but were firmly held by the "bull" element. The easy money market and the prospective improvement of general business with the opening of spring were "thorns in the flesh" of the bears, and the sentiment of the street was strongly bullish at the close of the week. The failure record shows an encouraging decrease in comparison with the like period of the three previous years. Loanable funds both at home and abroad were plenty at easy rates. The riots in London have divided the attention of the British with the political events of the past month. The report of the commission appointed by Parliament to investigate the causes of the existing depression in trade attributes it largely to the free-trade system which prevails in Great Britain.—*Inter-Ocean*.

Too Much Insurance.

The fire tax in this country amounts to about a hundred million dollars a year. It is a heavy drain—say 10 per cent. on the annual savings of the country. The experience of New Hampshire under an insurance law which has driven the insurance companies out of that State is significant. Fires have decreased 60 per cent. Does not this indicate that too much insurance increases carelessness about fires, and that, when insurance is not to be had, people are more careful? Why would it not be a good thing to provide by law that risks shall only be taken on property to the amount of one-half or two-thirds their value?—*Boston Herald*.

There is some talk of measures to extend our trade with the Australian colonies. The present would seem to be a good time to attend to it. The manufacturers of wire fencing and netting might enjoy the benefits of a better understanding, at all events. The Queensland authorities have voted to purchase 2,550 miles of fencing and 450 miles of wire netting of small mesh, as protection against rabbits. A route has been laid out running for a distance of 300 miles, to the intersecting angle of Queensland and New South Wales, and thence northward for 100 miles. The government has voted \$250,000 for the purpose. It is estimated that 1,300 miles of fencing will have to be laid in New South Wales, whilst in Victoria so great is the demand for wire that the authorities have signified a willingness to forego the duty upon it. As the Victorians are very much in love with protection, this would seem to argue extraordinary urgency.—*Boston Post*.

Real estate owners, brokers and dealers, lawyers, conveyancers and others who desire to obtain a fuller knowledge of the great question of land transfer reform, should read the majority and minority reports of the commissioners appointed by President Cleveland, when Governor, to consider the matter. The reports are given word for word, and also contain the bills drawn up by the commissioners, as well as short forms of deeds and mortgages, etc., and other interesting matter throwing light on the question. Copies can be had at the office of THE RECORD AND GUIDE, price fifteen cents.

How to Draw a Contract.

Mr. Geo. W. Van Sicken's "Guide to Buyers and Sellers of Real Estate" continues in active demand at the office of THE RECORD AND GUIDE. But no wonder. It is an invaluable hand-book of reference to lie within reach of every man who is in any way interested in real estate dealings. It is almost indispensable indeed to laymen, and should be in the hands of all clerks as well as principals in every real estate office.

Real Estate Department.

This has been an inactive week, comparatively speaking, in real estate circles as last week was one of activity. Washington's birthday was no doubt the cause of the temporary dullness in business. But it is only momentary, for the real estate market is in too healthy a condition at the present for any cessation of activity to take place this side of July.

The auction sales at the Real Estate Exchange have been fairly numerous. On Tuesday the Isaac K. Jessup estate was sold. Amongst the parcels disposed of were three large acreages in Westfield and Northfield, Staten Island, which brought only from \$20 to \$100 per acre. But the land lies in an almost inaccessible and uninhabited region of the island and is not inviting, being partly salt meadow. No. 10 Monroe street and 13 Hamilton street, which rents for \$650 and \$700 respectively, were sold for \$15,250. This property has been in possession of the estate since 1829. Nos. 12 and 14 Cannon street, which the estate has held since 1840, were sold for \$10,150 and \$9,950 respectively, the rents of each being \$830. No. 239 East Twenty-fifth street was sold at private sale to Sophia Sterns for \$11,000. The foreclosure sale of property on One Hundred and Fifty-second street, west of the Boulevard, was postponed till March 2.

On Wednesday several valuable properties were disposed of. Nos. 27 and 29 Marion street brought \$50,300; No. 371 Pearl, \$21,500; several houses on

Sixty-fourth street, west of Park avenue, from \$16,800 to \$19,600 each, according to size, and No. 1717 Third avenue, \$15,025. The sale of the block front on Third avenue, between Sixty-ninth and Seventieth streets, was adjourned indefinitely, while that of the Fifty-fifth and Fifty-sixth street properties was postponed till March 3, as was that of Nos. 440 to 444 West Forty-seventh street. No. 181 Front street was withdrawn, having been previously disposed of at private contract.

On Thursday quite a number of sales took place. No. 78 Fifth avenue attracted considerable attention. It is a business building, situate on a lot 30x107, and is near the southwest corner of Fourteenth street, the best corner. The bidding commenced at \$70,000 and dragged on till it reached \$80,000, when the property was knocked down to Morris E. Sterne, but not sold. The figure was undoubtedly low. The property is said to rent for \$10,000, and an old dealer said it is worth \$100,000, and that had he been in the market he would certainly have bid beyond \$95,000. No. 104 Fifth avenue sold for \$80,000, the first bid having been \$60,000. The size of this lot is 36.2½x80, and it has a stable on rear. The house No. 1145 Park avenue, north of Seventieth street, sold for \$35,000; the northwest corner of Liberty and Washington streets for \$64,400; two lots on One Hundred and Sixth street, west of Eighth avenue, for \$5,800 and \$5,825 each, and two lots in the rear on One Hundred and Seventh street for \$3,700 and \$3,800 each. The sale of No. 370 Fifth avenue was adjourned till March 3, when the executors state the property will positively be sold, and the foreclosure sale of the southwest corner of Avenue B and Seventy-First street was adjourned *sine die*.

On Tuesday next, March 2, Richard V. Harnett will sell the valuable store property on the southeast corner of Maiden lane and Liberty place; the six-story brick building, with 50-foot extensions, at Nos. 4 and 6 Liberty place, and the six-story marble and brick building, Nos. 119 and 121 Nassau street, running through to Nos. 3 and 5 Theatre alley. This property belongs to the estate of Nathan C. Platt, and offers an opportunity for the acquisition of some very choice business realty.

Mr. Harnett will sell on the same day the five-story double brown stone flat and rear houses situate at Nos. 332 and 334 East Fifty-fifth street.

Jere. Johnson, Jr., will sell on Tuesday, March 2d, the desirable house No. 626 East One Hundred and Thirty-sixth street. Also lots on One Hundred and Forty-sixth street, Edgecombe and New avenues.

On Wednesday, March 3, Adrian H. Muller will sell the corner property at Nos. 54 and 56 Sixth avenue and 88 Washington place, to close an estate.

On Wednesday, March 3d, John F. B. Smyth will sell the four-story and basement brick dwelling No. 420 West Forty-sixth street.

The executors' sale of the Caswell property advertised by Richard V. Harnett for February 25th has been postponed to March 3. The property is located on southwest corner of Fifth avenue and Thirty-fifth street, and holds a franchise for an apartment house for which the plans were filed before the law limiting the height of buildings came into operation.

The sale of No. 78 Fifth avenue will also take place on the same date. On March 4 Mr. Harnett will sell No. 168 Elizabeth street, near Spring street.

On Thursday, March 4, Louis Mesier will sell a number of choice business and residence properties belonging to the D. C. and A. C. Kingsland estate, situate on White, Murray, Lisenard, Broad, Grand, West Houston, West Seventeenth, West Thirtieth, West Thirty-first and East Seventeenth streets, and seven lots in Jersey City, as per advertisement elsewhere. This will be a very important sale and will certainly bring together a large crowd of bidders.

Messrs. Brownell & Lathrop offer to lease for a term of years the Ætna building Nos. 449 and 451 Seventh avenue. This includes a four-story dwelling, and a large upper and lower hall, suitable for parties, entertainments, etc., as the building is located in a part of the city where it is likely to be held in considerable demand. It should find a ready customer.

Andrew Powell, who is well known for his extensive dealings in west side property, will remove about March 1st to commodious offices on the ground floor of the building No. 157 Broadway.

CONVEYANCES.

	1885. Feb. 20 to 26 inc.	1886. Feb. 19 to 25 inc.
Number	184	206
Amount involved	\$2,858,907	\$6,596,717
Number nominal	56	44
Number 23d and 24th Wards	17	33
Amount involved	\$39,375	\$118,235
Number nominal	5	9

MORTGAGES.

Number	155	174
Amount involved	\$1,728,610	\$1,563,828
Number at 5 per cent.	69	81
Amount involved	\$687,900	\$391,595
Number at less than 5 per cent.	3	14
Amount involved	\$25,000	\$88,000
Number to Banks, Trust and Ins. Cos.	15	16
Amount involved	\$241,300	\$245,500

PROJECTED BUILDINGS.

	1885. Feb. 21 to 27.	1886. Feb. 20 to 26.
No. of buildings	62	132
Estimated cost	\$1,400,400	\$1,648,600

Gossip of the Week.

The Ottendorfer estate has sold the block bounded by Sixth and New avenues, One Hundred and Twentieth and One Hundred and Twenty-first streets, comprising thirty-two vacant lots for \$333,000. The names of the purchasers have not transpired, but they are understood to be a syndicate of brokers, amongst whom are Scott & Myers. It is stated that the property will be resold to builders and others for improvement. This block was purchased by the late Mrs. Oswald Ottendorfer in July, 1871, from ex-collector Thomas Murphy for \$175,000.

Garret Nagle has sold for Mrs. Martha M. Read the entire front on the west side of Madison avenue, between One Hundred and Fifth and One Hundred and Sixth streets, comprising about eight lots, for \$61,500, to George F. Johnson. Mr. Nagle has also sold for the latter to the former the two four-story brown stone dwellings Nos. 144 and 148 East Thirty-

fourth street for \$44,000, and eleven dwellings on the east side of Pleasant avenue, between One Hundred and Twenty-second and One Hundred and Twenty-third streets, for \$85,500. Six of the latter are three-story and five four-story brick houses.

Howard G. Badgley reports the following sales: for the Central National Bank, ten lots on One Hundred and Fifty-second street, south side, between Tenth and Eleventh avenues, with large brick house thereon, for \$60,000, to Wm. Kramer, proprietor of the Atlantic Garden; for Joseph McGuire, five lots on the south side of One Hundred and Fiftieth street, west of Tenth avenue, for \$10,000; for Isidor Rosenheim, eight lots on the southwest corner of Tenth avenue and One Hundred and Seventy-first street, for \$12,000, and for James Monteith, two plots, together in size 43x99.11, on the north side of One Hundred and Fifty-fourth street, between St. Nicholas and Tenth avenues, for about \$8,600.

Richard V. Harnett & Co. have sold for Henry A. Robbins the four-story high stoop brick and stone dwelling No. 417 Fifth avenue, with the two-story brick and stone stable adjoining on Thirty-eighth street, to Lawrence Turnure, of Moses, Taylor & Co., for \$215,000, an advance of \$13,000 over the sum paid by Mr. Robbins at the auction sale of the property on December 17th last.

V. K. Stevenson has sold for Isidor Cohnfeld the "Maxwell" apartment house on West Fifty-seventh street for \$82,500 to A. S. Rosenbaum, an advance of \$14,900 over the sum paid by Mr. Cohnfeld at the auction sale on Tuesday week. The property now rents for \$3,700.

Folsom Bros. have leased for the executors of the estate of Samuel M. Valentine the four-story brick studio and office building No. 53 East Thirtieth street, 100 feet west of Broadway, 25x85, for twelve years to Samuel B. Folsom.

The Pinkney estate have sold fourteen lots on the south side of One Hundred and Thirty-seventh street, between Eighth and New avenues.

Folsom Bros. have sold for the executor of the estate of Alida McEntosh the four-story brown stone house No. 360 West Thirty-second street, 16.8x55x100, to Friedrich Bube for \$12,000.

Ten shares of the Real Estate Exchange sold at auction on Wednesday for \$1,050.

W. J. T. Duff has sold the four-story brick tenement No. 209 East Eighty-fifth street, 25.8x60x102.2, for Mrs. A. M. Hannigan to C. Germond for \$14,000.

Terence Farley & Son have sold the five-story brick and stone front apartment house, 25x96, on the northwest corner of Ninth avenue and Sixty-third street, to the estate of Joseph Reckendorfer for \$60,000, and a similar building on the northwest corner of Ninth avenue and Seventieth street to the same estate for \$60,000. This is the third corner sold by them to this estate. Messrs. Farley & Son have also sold the three-story brown stone front house No. 407 West Sixty-third street to Isidor Cohn for \$21,000.

W. B. Davis has sold the plot, 40x75, on the northwest corner of Lexington avenue and Ninety-third street for \$16,000 for James McCloud, and for George Wolfe the three-story frame dwelling No. 209 East Eighty seventh street, near Third avenue, 20x140 irregular, for \$6,500.

The Second Avenue R. R. Co. has sold the four-story brick stable on the south side of Sixty-fourth street, between Second and Third avenues, with plot 125x100.5, for \$45,000 to A. S. Odell.

The Isaac K. Jessup estate have sold at private sale the two-story high basement brick dwelling, 20x36, with frame stable 10 feet wide, at No. 239 East Twenty-fifth street, lot 30x98.9, to Sophie Sterns for \$11,000.

L. Froelich has sold for Mrs. Fairbrother the three-story brown stone front dwelling No. 214 East Seventy-ninth street, 20x46x100, to Mr Myers for \$18,000.

W. G. Walsh has sold for Mr. Pierce the four-story double tenement No. 419 East Twenty-fifth street to M. Monaghan for \$13,000.

Crevier & Woolley have sold for Frank Seitz the three-story brick house on Manhattan avenue, 34 feet north of One Hundred and Fifth street, 16.8 x40x75, for \$13,000.

It was rumored that the property Nos. 44 and 46 Broadway, purchased by C. F. Tag, of the Stevenson estate sale, was resold at an advance of \$100,000. We have been unable to verify the report.

Mr. Seligman has sold ten lots on the south side of One Hundred and Twenty-first street, commencing 100 feet west of Eighth avenue, for \$4,000 each to Charles Shultz.

We hear that Bradley & Currier have sold eight lots on West One Hundred and Fortieth and One Hundred and Forty-first streets.

Oppenheimer & Metzger, it is reported, have purchased about eight lots on the south side of Eighty-fifth street, between Eighth and Ninth avenues.

W. C. Lester has resold at an advance, to H. J. Douglass, the lot on the Grand Circle which he purchased at the Stevenson estate sale for \$12,150.

No. 78 Fifth avenue which was knocked down at the Exchange on Thursday for \$80,000 was not sold, and is advertised to be put up at auction next Wednesday again. This property was sold by Philip Brunner in August, 1882, to George Hillen, the consideration in the deed being \$100,000. The Corse mansion at No. 104 Fifth avenue, which was sold on Thursday for \$80,000, was purchased by Israel Corse from John Paine in 1852 for \$27,500, the latter having erected four houses on the avenue and two on the street about forty years ago.

We hear that a plot of lots on Ninth avenue and One Hundred and Sixth street, which were sold forty years ago for \$1,000 are now held at \$40,000.

W. N. Thompson has sold the block front on the west side of Fourth avenue, between Eighty-eighth and Eighty-ninth streets, to Jacob Bookman, for \$78,000. Mr. Bookman has resold them with a loan for \$91,000, to J. F. Thornton, for improvement.

A. Lipman has sold for Mr. Zimmerman the lot on the southeast corner of Avenue B and Eleventh street, with old brick building, for \$20,500, to Morris Levy.

Lepinasse & Friedman have sold for C. T. Barney the block front, comprising eight lots, on the east side of Tenth avenue, between Seventy-ninth

and Eightieth streets, for \$84,000, to a Mr. Merritt, for immediate improvement. The same firm has sold five lots on the east side of Eighth avenue, between One Hundred and Fifty-fourth and One Hundred and Fifty-fifth streets, for \$21,500, and two lots on the west side of Eighth avenue, between One Hundred and Fifty-fourth and One Hundred and Fifty-fifth streets, to a Mr. Stemmler.

It is reported that eight lots on the south side of One Hundred and Twelfth street, between Seventh and Eighth avenues, have been sold at \$4,500 each.

C. Wolinski has sold for Michael Strauss the five-story brick store and tenement No. 213 Broome street for \$25,000 to Solomon Barnett.

Brooklyn.

Chas. A. Seymour & Co. have sold the four-story brick building known as "the Music Hall," on the junction of Fulton street and Flatbush avenue, having a frontage of 78.6 on Fulton street x52.11x84.6 on Flatbush avenue to P. W. Schmitz for \$150,000. The latter will add two-stories to the building, the upper part of which will be used as a furniture warehouse and show rooms. The same brokers have sold the four-story brick building No. 203 Montague street, 25x200, running through to Pierrepont street, with a three-story brick dwelling, to Edwin Beers for \$75,000.

Taylor & Fox have sold for Sigismund Kaufmann the three-story brown stone dwelling with plot, 130.6x120, on the north side of South Ninth street about 125 feet west of Fifth street, on private terms.

C. H. Murch has sold the four two-story and basement brick dwellings Nos. 139½ to 143 Twenty-fourth street to A. B. Dupuy for \$18,000.

Paul C. Grening has sold the three-story frame dwelling No. 226 Madison street 18.9x38x100, to Mary L. McClure for \$5,000.

W. F. Corwith has sold the three-story frame dwelling No. 193 Freeman street to Albert Stearns for \$3,000.

Paul Koch has sold the three-story frame store and dwelling, 49 feet on Broadway x57 to Flushing avenue x63, to Dr. H. Schriefer for \$14,000, and the plot 112 feet on Myrtle avenue x100 feet on Hamburg street, and 94 feet on Stanhope street, to William Wellinburger for \$4,000.

Cole & Murphy will sell at No. 379 Fulton st, Brooklyn, on March 4, one hundred and seventeen vacant lots and gores, situate on Fourth and Fifth avenues, Baltic, Butler and Douglass streets. Part of this property was sold last April. The neighborhood is being built up extensively with houses of a first-class character. Lots have recently sold for double the price paid for them a year ago. This sale will afford a good opportunity for builders and others to buy property in the line of improvement.

CONVEYANCES.			
	1885.	1886.	
	Feb. 20 to 26, inc.	Feb. 19 to 25, inc.	
Number.....	187	203	
Amount involved.....	\$1,009,198	\$975,192	
Number nominal.....	52	48	
MORTGAGES.			
Number.....	103	126	
Amount involved.....	\$352,979	\$546,984	
Number at 5% or less.....	46	53	
Amount involved.....	\$163,100	\$310,840	
PROJECTED BUILDINGS.			
	1885.	1886.	
	Feb. 21 to 27.	Feb. 20 to 26.	
Number of buildings.....	39	50	
Estimated cost.....	\$75,371	\$203,210	

Out Among the Builders.

F. N. Du Bois intends to erect a three-story and basement brick and stone front residence on the east side of St. Nicholas avenue, between One Hundred and Fifty-third and One Hundred and Fifty-fourth streets. It will be 25x55 in dimension, and be built upon a plot 40x100. The interior will contain all the modern improvements, the cost being estimated at \$15,000. The plans are being prepared by Carl Pfeiffer.

The competition in the matter of a new synagogue for the Bikor Cholem Hebrew Congregation, now located at Chrystie street, has been awarded to Alex. I. Finkle, who has been appointed the architect. Their new place of worship is to be erected on the northeast corner of Seventy-second street and Lexington avenue. It will have a frontage of 93 feet on the avenue and 45 on the street, with a space in the rear of 9 feet for the erection of a tabernacle. The elevation shows a handsome exterior, the architecture being a combination of the Norman and Moresque. The height of the building will be 65 feet and the towers 85 feet. The material used in the fronts will be of brick, stone and terra cotta. The auditorium will be 43x82 and will contain a seating capacity for about eight hundred persons, including accommodations in the gallery. The ark to contain the scrolls of the law will be in the Moresque, and will be a special feature. The building will be illuminated by electric light, and the interior will be decorated in white and gold. The cost is estimated at about \$50,000. There were five competing architects.

A ten-story office building will be erected on the site covering Nos. 41 to 45 Broadway. It will have a frontage of 80.2 feet and a depth of 190 feet, running through to Trinity place. The elevation shows that it will be one of the handsomest office buildings down town. The fronts will be of a somewhat ornate character, and the architecture a combination of the classic and modern. The material to be used is brick, stone and terra cotta. The building will be thoroughly fire-proof, and will contain four elevators, gas and electric light, hardwood trim, and all the modern improvements. It will have about two hundred offices, which will be divided up to meet the convenience of tenants. The present buildings on the site will be torn down on May 1 next, and the architects, Messrs. Youngs & Cable, expect that the new structure will be ready for occupancy on May 1, 1887. The cost of this important improvement to the owners, the Aldrich estate, is estimated at between \$400,000 and \$500,000.

Henry Morgenthau intends to erect a concert hall, club room and store building on the south side of One Hundred and Twenty-fifth street, west of Seventh avenue. It will cover a frontage of 87.6. Four stores will be laid out on the first floor, their dimensions being 25, 24.6, 20 and 18 feet

respectively, while the concert hall will be on the floor above, and be 42x85 in size, the club rooms being on the same floor. Several societies are already endeavoring to lease the rooms. The plans are being drawn by Schwarzmann & Buchman.

Herman Korn intends to build a five-story brick, stone and terra cotta front tenement and store, 25x75, at No. 131 East Broadway, to cost \$15,000, from plans by Alex. I. Finkle.

P. Ballantine & Co., the brewers, are about to build a four-story brick and iron front stable, 61.3x67.10, on the northwest corner of Cedar and Washington streets, at a cost of \$20,000, from plans by Anthony Pfund.

W. L. Wallace & Co., manufacturers of candies, will on May 1st commence to rebuild, alter and extend their store on the east side of Broadway, between Twenty-sixth and Twenty-seventh streets. When completed it will be a four-story and basement building, 20x64, with a front of brick and stone. The alterations will cost about \$15,000. The architects are De Lemos & Cordes.

Theodore W. Myers proposes to erect a handsome residence on the south-east corner of Riverside Drive and One Hundred and Fourteenth street. It is not his intention, however, to commence this improvement for some time.

Max Schroff has the plans under way for a concert hall, 25x100, to be erected on the south side of Fourth street, between Second and Third avenues, for V. Eckstein. The front will be of brick, stone and iron, the cost being estimated at about \$40,000.

De Lemos & Cordes have the plans under way for a six-story basement and sub-cellar office building, 21.9x96.3, to be erected at No. 38 Wall street. The fronts will be of brick and stone, the first-story and basement being of granite. The building will be of a first-class character and have an elevator, electric light, hardwood finish and other improvements. A bank will occupy the first floor. It will be a fire-proof structure. The present building on the site will be demolished on May 1st or before. The cost of this improvement is estimated at about \$60,000.

Morris Levy intends to build a five-story store and tenement, 25x89, on the southeast corner of Avenue B and Eleventh street.

We hear that J. P. Thornton will erect eight five-story brown stone flats on the front just purchased by him on the west side of Park avenue, between Eighty-eighth and Eighty-ninth streets.

J. B. Snook has the plans on the boards for five three-story private houses and three five-story apartment houses, which Dr. Charles F. Hoffmann proposes to build on the southwest corner of Broadway and Seventy-sixth street.

The Down-Town Association are now having their plans completed by Charles C. Haight for their club, to be erected at Nos. 60 and 62 Pine street and Nos. 22 and 24 Cedar street, running through. The structure will be five stories high, exclusive of basement and sub-cellar, and will be commenced on May 1, when the buildings now on the site will be torn down to make way for the improvement. The dimension will be 45x134. The first floor will contain a hall, office, reception, coat and grill rooms and lavatory; the second, a smoking room and library; the third, private dining rooms; the fourth, a main dining-room, 40x32 and 46, and the fifth, the kitchen and service rooms. There will be a grand staircase, two passenger elevators and other features. The cost has not yet been estimated.

Brooklyn.

Th. Englehardt is preparing plans for two three-story frame flats, 25x55 each, to be erected on the south side of Magnolia, 50 feet west of Central avenue, for Diedrich Meyerose, to cost about \$9,000; a three-story frame store and dwelling, 25x55, adjoining, for H. B. Kopke, to cost \$4,500; a three-story frame dwelling, 25x38, at No. 242 Boerum street, for John Walz, to cost \$3,000; a three-story frame dwelling, 24x55, on the west side of Lewis avenue, 25 feet north of Stockton street, for Theo. Wulf, to cost \$4,500; a four-story frame dwelling on the east side of Union avenue, 75 feet south of Maujer street, for Charles Ritchie, to cost \$6,500; a two-story frame dwelling 22x34, with extension 12x16, on the north side of Ivy street, 200 feet west of Evergreen avenue, for Robert Gillis, to cost \$2,500; a three-story frame tenement 25x55, on the south side of Frost street, 200 feet east of Graham avenue, for Herman Schmidt, to cost \$4,500, and two three-story frame dwellings, 25x55 each, on the north side of Melrose street, 200 feet east of Central avenue, for Chris. Hunken, to cost \$9,000.

E. F. Gaylor is preparing sketches for extensive alterations to the southwest corner of South Fifth and Second streets; another story will be added to present building and a three-story brick extension, 20x75, will be built in rear. The owner is J. C. C. Gatje.

A. Herbert has plans under way for a three-story frame dwelling, 25x30, to be built at No. 129 South Fourth street, for C. Althol; a four-story frame store and tenement, 25x54, at No. 410 Third street, for M. Ring, and a four-story frame tenement, 25x54, at No. 81 North Fourth street for Mr. Pieman.

H. Vollweiler has the plans for the following: A three-story frame hotel, 61x70, to be built on the southeast corner of Central and Cooper avenues, for Philip Steincotter, to cost \$10,000; a four-story brick dwelling, 30x82, on the west side of Reid avenue, 25 feet south of Madison street, for Mr. Reed, to cost \$12,000; a four-story frame dwelling, 25x52, with extension, 18x18, on the east side of Clason avenue, 50 feet north of Park avenue, for Mr. Elliot, to cost \$8,000; a three-story frame store and tenement, 29x60, on the east side of Bushwick avenue, 41 feet north of Myrtle avenue, for Mr. Abendroth, to cost \$5,500; a three-story frame store and tenement, 25x60, with extension, 25x30, adjoining, for Mr. Bauer, to cost \$5,000; a three-story frame tenement, 25x55, on the north side of Palmetto street, 275 feet from Hamburg street, for Peter Braun, to cost \$4,500, and a three-story frame store and dwelling, 20x60, on the northeast corner of Sumpter street and Saratoga avenue, for Mrs. Edling, to cost \$5,000.

Fr. Herr will erect two three-story brick stores and flats, 20.4 and 20x55, at Nos. 780 and 782 Broadway.

Messrs. Hyde & Behman intend to construct a race track, with grand stand, etc., on the sixty-five acres of ground purchased by them on the west side of Ocean Parkway, adjoining the land of George R. Stillwell.

Out of Town.

Newark, N. J.—The following are the principal plans filed at the Building Department since the publication of our last list: Two 2-sty brick dwgs, to be built at No. 82 South st, for Abram Maupin; a 3-sty dwg, cor South and Herman, for Chas. Robinson; two 2-sty brick storage and stable bldgs, 22x50, rear 68 Lawrence st, for Chas. F. Kilburn, architect, Thos. Cressy; a 2-sty carpenter shop at 247 Central avenue, for Chas. Miller; a 3-sty dwg at 147 Belmont av, for Lorenz Holz; a 2-sty dwg at cor 14th av and Bruce st, for M. Gunther; a 2-sty fr dwg at 63 Warwick st, for Edwin Sturnkoff; a 3-sty tenem't and store, 23x50, at 103 Niagara st, for Lucas Peter; a 2-sty dwg, 30x40, at 71 Freylinghuysen st, for J. C. Howl; a 2-sty dwg at 164 Barclay st, for Edward Beach; a store and dwg cor 7th av and Stone st, for Miss McKinless; two 2-sty dwgs on New st, near Colden, for William C. Wallace; a 2-sty store and dwg on Mt. Prospect av, for J. P. Searle; one do. on same avenue, for same owner; a 2-sty carpenter shop at 22 Monmouth st, for John Parkes; a 2-sty dwg cor German st and Harbor av, for Mrs. Pise; a 2½-sty tenem't, 21x48, on Bergen st, near Springfield av, arch't, H. C. Klemm; a 3-sty flat, 22x63, at No. 24 Nelson pl, for H. P. Cook, arch't, A. M. Stuckert; two 2-sty tenem'ts at 112 and 114 Cabinet st, for James Conway; a 2-sty dwg on Verona av, for R. McGeragle; a 1-sty tailor shop at 144 Belmont av, for Chas. Siefert; a 2½-sty tenem't at 147 Polk, for Maria Rittscher, arch't, H. C. Klemm; three 2½-sty dwgs at 142 and 144 Fourth av, for Mrs. F. A. Scharf, arch't, Van Campen Taylor; a 2-sty barrel factory and stable, 30x60, at 300 and 302 Ogden st, for D. Shupe & Co.; a 3-sty dwg at 175 Mt. Prospect av, for Hy. M. Doremus, arch't, H. D. Havell; a 2½-sty dwg at 163 Barclay st, for Thos. Erhard; two 2-sty dwgs at 68 Burnet st, for Ella A. Freeland, arch't, Frank F. Ward; a 2½-sty dwg on Emmet st, for Romona C. Ward, arch't, R. H. Rowden; three 3-sty brick dwgs on Milford av, for Geo. W. Ward, arch't, same as last.

Articles of incorporation will be filed at Newark on Thursday next for an athletic club, to be known as the Orange Athletic Club, with a capital of \$25,000. Among the 225 names, which comprise the leading gentlemen and amateur athletes of the Oranges and Llewellyn Park, are Robert W. Hawkesworth, William A. Brewer, Jr., Everett Frazer, Edward Boote, A. D. Palmer, Thomas B. Criss, George P. Kingsley, Henry P. Starbuck, H. A. Potter, John B. Tilford, Alfred P. Boller, Henry F. Hitch, J. Montgomery Hare, W. T. Baird, Richard M. Colgate, John Pettit, Mr. Auchincloss and Edward P. Hamilton.

They have purchased the plot of ground, 167x280, on the northwest corner of the Delaware, Lackawanna & Western Railroad and Halstead street, at Brick Church, for \$15,000, and will erect thereon, what will be when completed, by far the handsomest athletic club house in the vicinity of New York. It will be a four-story brick, stone and frame structure in the Queen Anne style, and will cover about one-third the lot. It will contain a large gymnasium, six bowling alleys, two tennis courts, a billiard room, reading room, bath rooms, as well as a running track of improved construction. They have also under consideration the erection, at a point not far distant, of an extensive riding academy.

Inwood, N. Y.—J. Keppler, of *Puck*, is about to have extensive alterations and additions made to his residence here, the latter to include handsome studios. The plans are being drawn by De Lemos & Cordes.

Madison, N. J.—Edward Kelly will build a one-and-a-half-story frame stable, 144x67, from plans by H. F. Kilburn. The structure will contain accommodation for thirty horses, and will cost between \$8,000 and \$10,000.

Mount Vernon, N. Y.—A new wing is to be added to the Westburg Farm School. It will be three stories and basement in height and of native stone

fronts, the dimension being 77x36. The cost of this extension is estimated at \$15,000. Carl Pfeiffer is the architect.

Roselle, N. J.—Mrs. P. S. Ross is about to erect six two-and-a-half-story frame cottages from plans by R. H. Rowden. Five will cost about \$2,000 each and one \$4,000.

Ravenswood, L. I.—Work has been commenced on a large building to be erected for the "New York Architectural Terra Cotta Co." It will be used as the works of the company, and will be 177x130 in dimension, of brick, and six stories high. The ground floor will have eight kilns, and the floors above showrooms, moulding, draughting and model rooms and a photographic department. Henry E. Coe is the president, Orlando B. Potter being one of the trustees. Clarence B. Cutler, of Troy, N. Y., is the architect.

Yonkers, N. Y.—A. Clark intends to build a three-story brick house on Palisade avenue, 40x60, and extension, to cost \$8,000, from plans by Youngs & Cable.

Contractors Notes.

Proposals will be received by the Board of School Trustees of the Twelfth Ward, at the Hall of the Board of Education, No. 146 Grand street, until Monday, March 8, at 4 o'clock P. M., for the steam-heating apparatus required for Grammar School Building No. 83, on 110th street, near 3d avenue, and for the addition to Grammar School Building No. 43, corner 129th street and 10th avenue.

Sealed proposals will be received at the office of the Department of Public Works, 31 Chambers street, until March 9, 1886, for laying water mains in various streets and avenues.

Special Notices.

The Patent Daylight Reflector of I. P. Frink has been so well introduced and highly recommended wherever in use that little more is to be said in its favor. It is a highly ornamental reflector and transmits a clear and transparent radiance throughout the building in which it is used. It should be placed in all dark, gloomy apartment houses, stores, factories, hotels, etc. It is used with gas, oil or electric light. Samples and estimates can be obtained from Mr. Frink at No. 551 Pearl street, New York.

North River Blue Stone is highly prized for its various uses, and justly so. Messrs. Sweeney Bros., of Bedford and Flushing avenues, Brooklyn, are large quarriers and manufacturers of this stone, in which they do a wholesale and retail business. They have a large and varied assortment, suitable for curbing, guttering, crosswalks, sills, lintels, sidewalks and trimmings for buildings. They have a branch yard at East New York. Communications can be addressed to them at either place and estimates obtained.

Will purchase an established real estate business having a collection account. To insure attention state particulars. Address Realty, RECORD AND GUIDE office.

Messrs. McGowan & Creveling, real estate brokers, have opened an office at No. 1433 Broadway, between Forty-second and Forty-third streets, having an entrance also on Seventh avenue. It is fitted up very handsomely, and is accessible to all the cross-town and avenue cars, as well as the Sixth and Ninth avenue elevated roads. The members of this firm are both energetic young men, and have had several years' experience in the real estate business. They make a specialty of renting and collecting, loan money on bond and mortgage and do a general real estate business, and are so well posted about the value of city real estate that an intending investor will do well to give them a call and talk over matters before deciding on a purchase.

BUILDING MATERIAL MARKET.

BRICKS.—It is getting to be a seasonable market on Common Hards, and the prospect for an addition to supplies with the chances for selling promptly have to be much more frequently and closely calculated. This past week the tendency was pretty much all in buyers' favor, and while the drop on price up to the present writing is not serious it looks as though the position would scarcely withstand any serious pressure. Arrivals have been full, indeed rather more than required, and there was something to carry over nearly every day, the demand hardly coming up to expectations, although a great many customers have shown some interest in the situation and appeared to feel that they must keep posted at least. More or less business resulted, but it was simply necessity that led to the investment, and buyers were inclined to make considerable complaint over quality and call for something a little better, always an unfavorable sign when a market has no special vigor. There was also a strong inclination to stand off in expectation of receipts from the Hudson River district, as the channel has been opened to Newburg and stock will no doubt be moved forward as soon as practicable. Next week arrivals may be looked for. Some of the early sales were at \$8.00 for Long Islands, but it would be difficult to exceed \$7.50 at the moment, with Jerseys quoted at \$7.25 extreme down to \$6.82½@6.75, and Staten Islands worth about \$7.00@7.25 per M. Pales have not been very plenty and found demand enough to promptly exhaust the supply, with \$4.50 per M remaining as the current quotation.

GLASS.—The large holders of imported stock are still "waiting and watching," but the day of salvation does not appear to have arrived, and it is still 80 and 5@80 and 10 per cent., and possibly a fraction greater or no sale, as buyers who keep posted know where they can get those terms. The low cost attracts more attention, and there is scarcely a doubt that eventually as the surplus works off the market will shape up into better form, but as yet the reactionary tendency is not visible. It is rumored that a couple of importers may be found every clear day on the top of the Produce Exchange tower looking wistfully toward the points of domestic production in hopes of catching the first glimpse of the strike among the American glass workers, but thus far have discovered nothing except the procession of glass laden vessels coming up the harbor. American window is steady, and plate selling very well.

HARDWARE.—Business is not pushing out into very liberal or extensive form, and except at points in the interior easy of access the shipping orders have been somewhat disappointing. Dealers, however, appear to consider all the indications as very favorable for coming trade, and especially as they speak well of the prospect for all standard descriptions of builders' hardware. Present stocks are ample and generally well assorted, with prices pretty well sustained. As an evidence of returning healthy features the manufacturers of wood screws have healed their differences and agreed upon a uniform line of discounts as follows: Flat-head iron, 75 and 10 per cent.; round-head iron, 70 and 10 per cent.; flat-head brass, 75 per cent.; round-head brass, 70 per cent.; flat-head bronze metal, 75 per cent.; round-head do., 70 per cent.; flat-head iron blued, 5 per cent. advance on net. Nickel-plated regular round-head, 70 per cent.; nickel-plated regular flat-head, 70 and 10 per cent. A recent reduction of ¼c. per lb. was made on cordage.

LATH.—Operators who quoted the market easy last week have been growing because it got into print, but they appear to feel somewhat better now, as after a slight struggle a firmer tone is infused again. Buyers in fact evidently have wanted more stock than they were willing to admit and the rather fuller arrivals instead of acting as a depressing factor seemed rather to draw out customers who have been waiting for them. Receivers give us quotations at \$2.35@2.40 per M, and call the position firm.

LIME.—The market has been quiet, but seasonably so, and values are not disturbed. Indeed it appears to be simply the same uniformly monotonous report noticeable for a year past, with no predictions of any immediate change. A few cargoes came to hand this week and were delivered into the possession of waiting customers.

LUMBER.—The distribution continues fair, and there is evidences of a tendency to increase whenever the weather will permit a handling of supplies, while the "looking around" and engagements against future wants are also noticeable. A certain degree of caution is manifested by a great many buyers, as the apprehensions regarding labor troubles are by no means allayed; yet it is almost a certainty that without any serious check from the cause mentioned the

consumption of lumber in this city and Brooklyn during the coming season will be large, and dealers take the hopeful view of matters. In a wholesale way there is also a generally cheerful tone, though without indications of further buoyancy, and indeed from the more substantial class of customers there is some objection to investment at the extreme rates asked in a few cases. They could use stock to a fair extent, but seem to feel that price is being crowded a little too hard and inclined to stand off and work along with such accumulations as they have on hand. The export trade is rather disappointing, though occasionally a reasonably full bill is secured. There seems to be a little perturbation at primary points regarding the log crop, owing to sharp changes in the condition of the weather, with a tendency to somewhat reduce original estimates of amount of the harvest.

Eastern Spruce develops a slight tone of irregularity. The tendency to force existing advantages before noted, continues in some quarters, and the effect is not altogether beneficial, the position of sellers receiving support on the immediate scarcity of supplies rather than through an expanding demand. Indeed, the call has become somewhat modified of late and while now and then a first-class customer under the pressure of urgent necessity pays an extreme price, receivers are commencing to find that a great many bids at high figures do not bring with them the security they desire, and while the chances for this class of lumber are excellent the feeling is that the season is starting in upon too full a plane of valuation, especially as last year's experience has shown that substitutes can be obtained. Since our last we hear of sales at \$17.50 for first-class random, but \$15@17 per M may probably be named as full enough for a general open quotation. Manufacturers continue to be reported as remaining quite stiff in their views and this is retarding contracts in anticipation of future wants. For 8 inch bills, nothing over 20 feet, \$13.25 per M. is asked f. o. b. April shipments and buyers say they can see "no money in it" at that, even though many of the Maine mills promise to be quite late in starting up.

White Pine shows up in fair stock in some quarters, but is well held, and owners even talking firmer on the claim that their accumulations were made in anticipation of the spring trade and they expect soon to commence reaping some benefit. Business has certainly been increasing slowly during the month on home account and assuming a somewhat more general character, though without reaching a point of positive animation or stimulating form. The export movement is running behind last year and with the exception of a few good sized orders for South America

most of the trading is confined to jobbing invoices on West India account. The Australian trade is less promising owing to the absence of a profitable margin. Our exchanges generally show a firm feeling at sources of supply. 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 may possibly be credited with holding a steady position, but there is neither extreme firmness nor a demand stimulated sufficiently to build the market up in solid positive form. Business, in fact, has scarcely spread to all primary points, and at the mills not fortified with a good share of orders the desire to secure contracts induces a tendency to keep matters a little easy. Manufacturers, however, evidently appreciate the necessity for making a more general and determined effort on their own behalf, and if trade secures the improvement predicted, the slaughtering process of last season will no doubt be entirely abandoned. We quote as follows: Randoms, \$18@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$22@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@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 remain at least steady, and on desirable goods there is a tendency to increase firmness, if anything. Walnut, as usual, heads the list in point of general preference, but cherry is not far behind and finds ready sale. Quartered oak also has considerable favor, and there is a very good market for first-class poplar and ash. Maple is dull and some lots suited to the foreign trade are going out on consignment in the absence of straight demand. In foreign woods mahogany sells to about the average, but lancewood, which for a time had quite a little flurry on a demand from toboggan manufacturers, is somewhat slow again. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@40 do.; oak, \$30@55 do.; maple \$20@33 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$23@25 do.; elm, \$30@28 do.; hickory, \$42@55 do.

GENERAL LUMBER NOTES.

THE WEST.

LUMBERMAN AND MANUFACTURER, }
MINNEAPOLIS, MINN. }

The lumber business looks better day by day at all the markets. There has been \$1.50 advance on the actual selling price of lumber at St. Paul and Minneapolis in the last ninety days, and there is more disposition to advance now than we have noticed in the last year. Several heavy duplicate orders have been refused at the figures of last fall, and no one is making an effort to sell from this market. There is a most notable scarcity of finishing and heavy dimension.

News from the woods uniformly shows that the loggers are exceeding their anticipation. The recent thaws have forced a few to shovel snow, but in Wisconsin and Minnesota, where the heaviest logging is done, the roads were never in so fine a condition. Many jobbers have already got in their intended cut and are now increasing it. The week has been extremely favorable. On the Chippewa and Wisconsin Rivers, where two weeks ago they were troubled with three feet of snow, they have only half that amount and are happy. We hear of no sales as yet, but have a report that No. 1 logs have been offered at Beef Slough for \$9 in brails, with no buyers. There is still a chance for warm weather to curtail the cut, but it is not a bright prospect. Chicago is getting a little uneasy over the prospect that further efforts are to be made by manufacturers to boycott that market.

ENGLAND.

The Timber Trades' Journal says:

In London we cannot trace the signs of any disposition on the part of buyers to make a move, and we are forced to admit that the prices made at auction and the state of the dock deliveries offer no inducement whatever to purchasers to speculate in f. o. b. stocks. It certainly was reported, during the last few days, that a leading house had purchased the entire production of a first-class Swedish mill, but we can obtain no confirmation of the rumor, which we believe to be entirely without foundation. All appearances point to the probability of a very quiet trade in London for some time to come, and we shall not be surprised to find buyers postpone their purchases until shortly before open water is expected.

It is now pretty generally known that the New York and Baltimore staves have greatly encroached on the market formerly in the hands of the Quebec shippers, staves from the latter port for a length of time holding the premier position amongst the other descriptions. The alteration is almost entirely due to the much cheaper price at which the timber from the United States comes to market. Nothing, however, can supplant the Memel staves, which for full-sized wood may in the Crown quality well be termed the king of staves. The present tendency is decidedly hardening, stocks being light and prices still. The demand for Memel, best quality, is still confined to coopers, the cabinet-makers being content with the second or brack descriptions from the East country ports. Amongst picture frame-makers Odessa wood is generally preferred, owing to its softer nature and being easier worked. These latter are also stiff, and the latest quotations we have heard have been £180 to £185 per mille of pipe. Prices at Messrs. Churchill & Sims' sale on Thursday seemed fully sustained. There was a very fair muster of buyers, but the bulk of the lots fell to the regular stave dealers, very few outsiders being able to get in at the prices going.

Walnut, which was at one period almost out of fashion, but which the return to the "antique" again brought into notoriety, received considerable stimulus from the cheaper descriptions of United States grown timber shipped over here. Latterly, however, the figured species of other woods threatened to supplant it, but, though not quite so generally used as a few years ago, the wood holds firm, the stocks being light, and a good demand always existing for it the other side of the Atlantic.

American Black Walnut.—We do not hear of much doing this week, though we know some good business has been done during the last few weeks. Arrivals lately have been very scarce and of a decidedly improved character, which looks well for the future. Neither is cut-stuff as plentiful as it was a short time back, which goes to indicate that shippers are not too satisfied with what has been doing in such goods of late.

American Whitewood.—The stock in the docks is now very greatly reduced, the demand keeps up well, so that shipments in moderation are likely to find a quick and satisfactory market.

PAINTS.—Demand has proven very good, and, with indications of further improvement to come, the selling side of the market certainly feels quite confident. In addition to the wants of what may be considered the regular outlet, the West has been a very good customer in order to balance shortages of production in that section. Supplies have thus far proven full enough for the outlet offered, but under ample control and firmly held. We quote at \$2.40@2.50 per keg, for 10d to 60d, according to quantity.

PAINTS, OILS, ETC.—Operations in paints, colors, etc., have been irregular in development, but running up to a pretty full total for the jobbing form in which the orders come to hand, and the prospect for further increase considered good. Evidences continue to point to a shrunken interior accumulation and a coming full consumption, a basis upon which holders naturally build up considerable confidence. Prices on all leading articles continue at the former range, and apparently well maintained, including the 1/4c. per lb. advance recently made on white lead. Linseed Oil fairly active, but the supply balances demand, and rates remain at about 43@43 1/2 for Western, and 43@44 for City. Spirits Turpentine has made a sharp advance in response to advices from primary quarters, but the increased cost checks demand, and business is mostly of a retail character. We quote at 46@47c. per gallon, according to quantity, etc.

PITCH AND TAR.—Not much business, but still dealers say there is all that could be expected for the season, and the market is carried along in very good general form. We quote Pitch at \$1.60@1.85 per bbl.; Tar, \$1.85@2.05, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 26:

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

RICHARD V. HARNETT & CO.

Broadway alley, No. 3, w s, 58.5 n 26th st, 40.4x20, four-story brick building. Solomon Jacobs	5,100
Pearl st, No. 371, w s, 23.9 n Hague st, 20x96.5x irreg, x 88.10, five-story brick building and store and four-story brick dwell'g in rear. Herman Israel	\$21,500
Spring st, Nos. 60 and 62, s e cor Marion st, 50.6x67.8x49.9x76.7, two four-story brick buildings and stores.	
Marion st, Nos. 27 and 29, e s, 76.7 s Spring st, 37.6x49.7x35.2x49.9, two two-story brick front houses.	
Frank McCoy	50,300
9th st, No. 59, n s, 200.4 w Broadway, 26x92.3, three-story brick dwell'g. Richard De Logern or De Cousic. (Leasehold, leased for 21 years, from May 1, 1876, ground rent \$625 per annum, taxes and assessments)....	6,850
26th st, Nos. 151 and 151 1/2, n s, 145 w 3d av, 25x98.9, three-story brick front and three-story brick rear buildings. Solomon Jacobs	13,300
26th st, Nos. 147-149, adj, 50x98.9, three-story brick front and three-story brick rear buildings. S. Nieuwenhous.	20,500
27th st, No. 154, s w cor Broadway alley, 20.1x98.9, four-story brick front and four-story brick rear buildings. John Hays	14,850
27th st, No. 152, 25x98.9, three-story brick house and brick shed on rear. Sol. Jacobs	15,100
27th st, No. 150, 25x98.9, three-story brick house. Same	15,650
27th st, No. 148, 25x98.9, three-story brick house. Hy. E. Howland	15,000
*59th st, No. 329, n s, 310.8 e 9th av, 17.10x100.5, five-story stone front tenem't. Alexander Lutz. (Amt due \$2,283)	22,100
64th st, No. 65, n s, 18 w Park av, 14.8x73, four-story brown stone dwell'g. James King.	19,600
64th st, No. 63, 14.3x73, similar dwell'g. W. S. Anderson	19,600
64th st, No. 61, 14.3x73, similar dwell'g. Chas. Meyer	19,600
64th st, No. 59, 14.3x73, similar dwell'g. W. S. Anderson	19,350
64th st, No. 57, 12.6x73, similar dwell'g. Same	16,300
83d st, No. 337, n s, 408.9 e 9th av, 20x irreg x 16.3x102.2, three-story brick dwell'g. J. J. Potter. (Amt due \$28,483)	14,200
Park av, No. 1145, old No. 1221, e s, 25 n 70th st, 20x83, four-story brown stone dwell'g. J. B. Toner	35,000
Park av, No. 1106, w s; 73 n 64th st, 13.6x75, four-story brown stone dwell'g. W. S. Anderson	19,100
5th av, No. 78, w s, 73.3 s 14th st, 30x107, four-story brick building and store. Morris E. Sterne	80,000
5th av, No. 104, w s, 73.1 s 16th st, 36.2x80, three-story brown stone dwell'g, with two-story brick stable on irregular lot in rear, with entrance from 15th st. Joel B. Wolfe	80,000
JOHN F. B. SMYTH.	
47th st, No. 685, n s, 575 w 11th av, 24.9x100.11, three-story brick front and two-story frame rear dwell'gs. James Howard	7,475
3d av, No. 1717, e s, abt 75.6 s 96th st, 25.2x100, three-story brick building and store. Jacob Poulain. (Rent \$1,050)	15,025
A. H. MULLER & SON.	
Cannon st, No. 12, e s, near Grand st, 25x100, two-story front and two-story rear brick houses. Heipershausen Bros.	10,150
Cannon st, No. 14, 25x100, similar buildings. Solomon Jacobs	9,950
Ludlow st, No. 121, w s, 135.6 s Rivington st, 18.11x87.6, three-story brick house. John Jacobs	12,900
Monroe st, No. 10, s s, near Catharine st, 25x122.6 to No. 13-Hamilton st, two two-story brick houses. Patrick Shea.	15,250
22d st, No. 46, s s, 230 e 6th av, 23x98.9, four-story stone front dwell'g. C. L. Lamburton	27,000
55th st, No. 113, n s, 127.6 e 4th av, 18.9x100.5, three-story stone front dwell'g. A. A. Henriques	16,300
J. T. STEARNS.	
*74th st, No. 127, n s, 136.6 w Lexington av, 17x102.2, three-story stone front dwell'g. Samuel Wallach. (Amt due \$18,300)	16,725

E. F. RAYMOND.

28th st, No. 204, s s, 76.6 w 7th av, 20.4x61.4x 19.7x60.4, three-story brick dwell'g. J. I. West. (Amt due \$6,255)	8,450
P. F. MEYER.	
Washington st, Nos. 155 and 157, n e cor Liberty st, 51x72.4x49.10x64.11, five-story brick stores and tenem'ts. M. Philbin	64,400
81st st, No. 232, s s, 177.11 w 2d av, 25.5x102.2, five-story brick tenem't. A. W. Taylor	25,500
88th st, No. 123, n s, 312.2 e 4th av, 25.6x100.8, five-story brick tenem't. J. L. Toch. (Amt due \$18,638)	23,900
88th st, No. 121, 25.6x100.8, five-story brick tenem't. Same. (Amt due \$18,694)	23,200
106th st, n s, 175 w 8th av, 50x100.11. H. P. Starbuck	11,675
107th st, s s, 175 w 8th av, 50x100.11. Same	7,500
JOHN T. BOYD.	
95th st, n s, 235 w 3d av, 25x100, vacant. John B. Toner	5,000
L. MESIER.	
48th st, No. 149, n s, 195 w 3d av, 25x100.5, two-story brick dwell'g. R. Beckhard	12,100
Total	\$847,000
Corresponding week 1885	\$1,448,533

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, Cole & Murphy, Taylor & Fox and T. A. Kerrigan, have made the following sales for the week ending February 26:

Court st, e s, extd'g from Lorraine st to Grinnell st, 200x100. Elizabeth McMillan	\$8,700
Front st, n s, 205 e Jay st, 20x100. George Dougherty	2,125
Grand st, No. 354, s w s, bet 10th and 11th sts, 25x77, two-story frame store and dwell'g. Samuel B. Marshall	5,550
Kent st, Nos. 141 and 143, near Manhattan av, 50x100, three-story brick and stone dwell'g. John F. Gardner	10,300
*Pacific st, n s, 152.3 w Clason av, 20x100. The Williamsburgh Savings Bank	2,700
*Penn st, northerly cor Marcy av, 21x100. Wm. F. Fraser	5,500
Ryerson st, w s, 153.11 n Park av, 20x100. John Fisher	2,250
*Smith st, n w cor 2d pl, 21.2x73.9x21x71.2, with courtyard adj.	
*Smith st, w s, 40.3 n 2d pl, 60.5x83.7x60x76.1.	
*2d pl, n s, 71.2 w Smith st, 3.9x irreg, 43.9x100, with courtyard in front and adj.	
Bay 5th st, e s, 125 s 86th st, 8 lots, New Utrecht. Holder	520
84th st, s e cor Waters av, 8 lots, New Utrecht. Michael Crouse	180
85th st, n e cor Waters av, 6 lots. Arthur Richmond	135
85th st, s e cor Waters av, 10 lots. J. Holder	275
85th st, adj, 1 lot. C. H. Stratton	30
86th st, s w cor Bay 5th st, and known as Nos. 1 to 41 inclus., block E, and lot 42 adj block E map of May et al., New Utrecht. A. McNeely	775
86th st, s w cor 14th av, 2 lots, New Utrecht. J. F. Morrissey	130
86th st, s e cor Bay 5th st, 7 lots. Holder	375
86th st, n w cor 14th av, 2 lots. J. F. Morrissey	740
86th st, adj, 8 lots. A. McNeely	400
86th st, adj, 6 lots. Arthur Richmond	330
Lexington av, s s, 100 e Grand av, 25 x irreg, to Bedford road. Joseph I. Kerby	1,000
Evergreen av, northerly cor Van Voorhees st, 63x140x60x140. E. A. Anable	2,300
*Franklin av, s e cor Greene st, 22.6x80 7. S. C. Williams	15,500
Vermont av, s e cor Baltic or South Carolina av, 28x106, East New York	
Furnold st, n s, 94.6 w Hudson av, 40x100	
Chas. Lipsius	2,750
14th av, s w cor 85th st, 4 lots, New Utrecht. J. J. Simpson	170
14th av, n w s, 100 s w 86th st, 7 lots. Holder	470
Highway leading from New Utrecht to Flatbush, w s, at intersection of land of Geo. Martense, runs southeast 494 x west 469 x northwest 275 6 x northeast 715 to beginning, Flatbush. R. H. Barker	4,000
Main road leading from Flatlands to Brooklyn, adj lands of Hopkins, Wyckoff et al, 45 acres, Flatlands. R. H. Barker	20,000
Lots known as No. 1, 2 and 3, block L map of May et al., being cor 14th av and 38th st, New Utrecht. G. H. Haynes	1,200
New Utrecht Bay, adj land of A. Young, runs northeast along said land to the c. l. Franklin av, x southeast along av 301 x northeast — x northwest 12 chains and 29 links, x southwest 36 chains and 2 links, x southwest — x east along New Utrecht Bay 1,210 feet to beginning, New Utrecht. R. H. Barker	18,000
Total	\$183,405
Corresponding week 1885	\$51,755

WEST SIDE CONVEYANCES.

The "RECORD AND GUIDE INDEX OF TEN YEAR'S CONVEYANCES" gives all the transfers of West Side property between Fifty-ninth and One Hundred and Twenty-fifth streets for the period indicated in the title. It is carefully compiled from the original indentures in the Register's office, and is so arranged with index and numbered block diagrams that the date of every transaction together with the names of grantor and grantee and the condition of sale can be found in a few seconds. The work is of especial utility to corporations that are asked to loan money on West Side property. But it is of great value, also, to conveyancers, brokers, agents and dealers generally. For sale at the office of THE RECORD AND GUIDE. Price \$10; handsomely bound.

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.

FEBRUARY 19, 20, 22, 23, 24, 25.

Baxter st, n e cor Bayard st, 100.4x25x100.1x25 Nos. 73 and 75, three-story brick tenem'ts and stores, No. 77 four-story brick tenem't and store. Partition. John C. Gray to Louis and Wolf Silverstone. Feb. 5. \$29,700
Broadway, n e cor Maiden lane, 25x50. Sub. to mort. \$100,000.
Courtland st, No. 12, n s, 123.1 w Broadway, 25x122.2x25x122.4. Sub. to mort. \$35,000.
9th av, n e cor 20th st, 74x152. Sub. to mort. \$55,000.
8th av, s w cor 49th st, 100.5x125.
8th av, w s, 100.5 s 49th st, 25.5x150. Sub. to mort. \$60,000 and lease.
James S. Cushman to John H. H. Cushman, Angelica B. wife of Gustavus W. Faber, Archibald F., William F. and E. Holbrook Cushman, New York, and Emilie A. Wilcoxson, widow, Nyack, N. Y. 18-26 parts. 429,231
Same property. James S. Cushman to Laura E. and Ella M. Smith. 2-26 part. December 17. 47,692
Broadway, s w cor Lispenard st, 24.6x102.1x 20.6x102.2.
Canal st, No. 274, s s, 119.7 w Broadway, runs south 23 x west 33 x south 6 x east 65 x north 27 to Canal st, x west 33, excepting abt 0.6 off w s.
Greene st, No. 127, w s, 170 n Prince st, 25x 100.
Chambers st, s s, lots 490 and 493, Church farm, each 25x75. Leasehold.
Wooster st, No. 151 and No. 87 South 5th av, 25x100 each, adj on rear.
38th st, n s, 185 w 5th av, 25x98.9.
Emma D. Van Vleck and ano., trustees P. Dickie, dec'd, to Helen D. Adams. 1-30 part. Feb. 8. nom
Same property. Same to Perry Dickie. 1-30 part. Feb. 8. nom
Same property. Same to Horace P. Dickie. 1-30 part. Feb. 8. nom
Same property. Same to Emma D. Van Vleck. 1-30 part. Feb. 8. nom
Broadway or Kingsbridge road, e s, part of plot 98 map of I. Dyckman's Fort George property, 50x150, excepting portion taken for widening, &c., Broadway. Isaac M. Dyckman to Edward Kilpatrick. Feb. 2. 1,450
Broome st, No. 580, n s, 152.6 e Hudson st, 22.6x 84.3, two-story brick dwell'g. Franklin R. Barnes, New York, Benjamin B. Barnes, Brooklyn, Alice L. wife of George W. Stokes, Agnes C. wife of Charles H. Sherman, Camden, N. J., Reginald H. Barnes, of Hobart, N. Y., and Emilie B. wife of Francis A. Harris, Philadelphia, Pa., heirs B. J. Barnes, to Joseph and Albert Etzel. Feb. 5. 11,000
Broome st, No. 126, n s, 55 e Pitt st, 20x87.6, four-story frame building and store and four-story rear brick building. Partition. John C. Gray to Nathan L. Hahn. Feb. 5. 10,500
Bleecker st, No. 302, w s, 55.11 n Barrow st, 19.7x80.10x19.9x80.10, four-story brick store and tenem't.
Macdougall st, No. 177, w s, 50 s 8th st, 25x 100.9x25x102.11, five-story brick tenem't. Also property in Brooklyn.
Melinda Simon to Mina Simon. 1/2 part. Mar. 30, 1880. 15,000
Same property. Mina Simon to Kaufman Simon. 1/2 part. Mar. 30, 1880. 15,000
Boulevard, s e cor 82d st, 102.2x94x102.2x92.11, vacant. John Whalen to Jacob and William Scholle. Partition. July 14. 31,000
Cherry st, No. 32, n s, 22.1x236x11.4x235.9, with 1/2 of alley adj on east, also lot beginning at n w cor of above and running north in continuation of w s of above 4.6 x east 19.6 x south 4.2 x west 19.11, three-story frame (brick front) store and tenem't and three four-story brick tenem'ts on rear. Forecros. John Whalen to Daniel Buhler. Feb. 25. 16,000
Crosby st, No. 117, e s, 166.3 n Prince st, 21.11x 84 to No. 84 1/2 Marion st, at point 177 n Prince st, x 19x84, two-story brick dwell'g on Crosby st and four-story brick workshop on Marion st. Jennie S. wife of John J. Macdonald to Jeremiah Pangburn, New-York, and Emmor K. Adams, Cranford, N. J. Morts. \$15,226. Feb. 23. 16,000
East Broadway, No. 132, n s, 159.3 e Pike st, 25 x61.6, three-story frame (brick front) store and tenem't. George Hildenbrand to Elias and Philip Sobel. Mort. \$7,600. Feb. 23. 10,600
East Broadway, No. 144, n s, 25x61.1x25x61.11, four-story brick store and tenem't. Nathan Flatto and Julius Ginsburg to Julian A. L. Diaz. Morts. \$15,000. Feb. 24. 21,500
Forsyth st, No. 45, w s, 175 s Hester st, 25x100, four-story brick store and tenem't and four-story brick tenem't on rear. Isaac Simmann to Isaac Marks. Morts. \$14,750. Feb. 15. 21,000

Hudson st, Nos. 520 and 522 and No. 243 West 10th st, begins Hudson st, n e cor West 10th st, runs northeast along Hudson st 49.9 x southeast 87.10 x south 20.10 to West 10th st, x west 99.10.
13th st, No. 331, n s, 400 w 8th av, 18.9x80.
15th st, Nos. 330-334, s s, 400 e 9th av, 50x80.
9th av, No. 162, and No. 362 West 20th st, begins 9th av, s e cor 20th st, 26.6x80.
John H. H. Cushman et al., exrs. Don A. Cushman, to Laura E. and Ella M. Smith. 1-13 part. Dec. 3. 9,231
Same property. Same to Angelica B. wife of Gustavus W. Faber, James S., John H. H., Archibald F., E. Holbrook and William F. Cushman, New York, and Emilie A. Wilcoxson, widow, Nyack. 21-26 part. December 3. 96,923
James slip, No. 8, e s, 72.9 s Cherry st, 19.5x 20.3x19.5x20.4, four-story brick store and tenem't. Charles H. Hall to Philipp Werner and Caroline his wife. Feb. 23. 3,500
Mott st, n w cor Park st, 83.4x85x96x85.
Mott st, No. 29, w s, 19.9x86.10x26.2x87.7.
Mott st, No. 30, e s, 80.9 s Pell st, 24x95x24.2x 94.8.
Rev. Michael A. Corrigan, Archbishop, to The Roman Catholic Church of the Transfiguration. Feb. 18. nom
Norfolk st, No. 10, s s, 48.3 w Hester st, 22x55, three-story frame (brick front) dwell'g. Moses Crown to Isaac Kalmowitz. Mort. \$3,500. Feb. 25. 8,500
Norfolk st, No. 116, e s, 100 n Rivington st, 25x 100, five-story brick tenem't. Jacob Raichle to Ignatz C. Stecher. Mort. \$15,000. February 20. 31,000
Norfolk st, No. 62, e s, 78 n Broome st, 22x50, three-story frame (brick front) tenem't. Abraham Stern to Jeanette wife of Moses Kleinbaum. C. a. G. Feb. 9. nom
Same property. Moses Kleinbaum to Abraham Stern. C. a. G. Nov. 9. nom
Norfolk st, No. 121, w s, 150 u Rivington st, 25x100.
Norfolk st, No. 123, w s, 175 n Rivington st, 25x100.
two two-story frame (brick front) stores and dwell'gs and two four-story brick tenem'ts on rear.
Asher Weinstein and Rachel wife of Louis L. Richman to Jacob Miller, Christian Reichert and Katharina Lochman. Morts. \$11,000. Feb. 23. 27,500
Spring st, Nos. 182 and 184, s w cor Thompson st, 50x56.10, two three-story brick stores and tenem'ts. Ann Marshall to Mary L. Van Ness and Caroline E. Marshall. Oct. 22, 1878. gift
Stanton st, No. 78, n s, 45 e Allen st, 21x65, five-story brick store and tenem't. Anna Sieke, widow, to Robert Moser. February 25. 19,500
Wall st, s w cor New st, property heretofore conveyed. St. Nicholas Bank of New York to William W. Smith. Corrects designation of grantor. Feb. 23. nom
3d st, No. 198, s s, 49 w Av B, abt 31x23.10, five-story brick stores and tenem't. Francis Keckeiss to Andrew Lion. Feb. 23. 12,000
5th st, n s, 318 e Av C, 25x97. Max Goss to Adam Schepp. Mort. \$3,000. Feb. 25. 8,420
5th st, No. 216, s s, 210 e Bowery, 25x92.2, five-story brick store and tenem't. Alexander V. Davidson to Michael A. Gearon. Deed on execution. Dec. 16, 1884. 25
6th st, No. 235, n s, 126.11 w 2d av, 23.5x90.10, three-story frame (brick front) dwell'g. Sophie J. wife of Karl O. J. raufe, formerly Waison, to P. Henry Dugro. Feb. 23. 11,900
8th st or Clinton pl, No. 111, n s, 554.5 w 5th av, 23x93.11, three-story brick store and dwell'g. Maria Lintz, to Ellen M. Murray. February 24. 13,500
10th st, No. 415, n s, 233 e Av C, 25x80, five-story brick store and tenem't. Charles Spenkoch to Henry P. Bauer, Brooklyn. Mort. \$12,500. Feb. 23. nom
Same property. Henry P. Bauer, Brooklyn, to Julia Spenkoch. C. a. G. Morts. \$12,500. Feb. 24. nom
10th st, No. 406, s s, 133 e Av C, 20x92.3, four-story brick store and tenem't. Henrietta V. wife of Robert B. Wilson to Theodor F. Calvoer. Sub. to morts. \$4,000. Feb. 23. 7,460
13th st, s s, 200.4 w 3d av, 49.8x103.3. Lizzie E. wife of Andrew G. Cropsey, formerly Lessels, New Utrecht, L. I., to George F. Gilman, Bridgeport, Conn. Q. C. April 26, 1882. nom
Same property. Edgar A. Lessels to same. Q. C. Dec. 22. nom
16th st, No. 547, n s, 114.6 w Av B, 18.6x92, four-story brick tenem't. Fried Sollinger to Pauline Levi. Mort. \$5,500. April 22. 9,500
17th st, No. 209, n s, 436 w 2d av, 23x92, three-story brick dwell'g. Martha wife of William Johnston to Louis P. Rollwagen. February 23. 22,500
18th st, No. 43, n s, 180 w 4th av, 20x92, three-story brick dwell'g. William S. Thurston, Huntington, L. I., to Charles S. Thurston. C. a. G. 1/2 part. Feb. 19. 3,000
18th st, No. 43, n s, 180 w 4th av, 20x92, three-story brick dwell'g. John R. Thurston, La Motte, Iowa, to Charles S. Thurston, Huntington, L. I. C. a. G. Feb. 14. 3,000
21st st, Nos. 343 and 350, s s, 133 e 9th av, 42x 74.
9th av, w s, 25.1 s 49th st, 57.8x103.1x32.7x 100.
Rivington st, s s, 24.1 w Mangin st, 50x75. Sub. to leasehold.

John H. Cushman et al., exrs. Don A. Cushman, to Laura E. and Ella M. Smith. 1-13 part. Dec. 3. 3,858
Same property. Same to Angelica B. wife of Gustavus W. Faber and James S., John H. H., Archibald F., William F. and E. Holbrook Cushman, New York, and Emilie A. Wilcoxson, widow, Nyack, N. Y. 21-26 part. Dec. 3. 40,508
23d st, No. 207, n s, 122 e 3d av, 24.5x98.8, two-story brick stable. Alexander, James and Margaret A. Bathgate, Jeannette R. Beck, widow, and Silas D. Gifford and ano., exrs. and trustees C. Bathgate and Marion Bathgate, widow, to Lewis Myers. Feb. 5. 14,450
27th st, No. 221, n s, 221.8 w 7th av, 21.6x98.9, four-story brick store and tenem't. Sarah wife of Joseph Granger to Mary wife of Jacob Koenig. Mort. \$6,500. Feb. 20. 9,900
29th st, No. 506, s s, 125 w 10th av, 25x98.9, four-story brick store and tenem't. Herman Wronkow to Lawrence Hughes. Mort. \$4,000. Feb. 15. consid. omitted
30th st, No. 453-457, n s, 100 e 10th av, runs north 85.1 x east 75.4 x south 91.9 to 30th st, x west 75, three five-story brick tenem'ts. Thomas Connelly to Margaret A. Brennan. Mort. \$45,000. Nov. 2. nom
33d st, No. 32, s s, 133.4 e Madison av, 16.8x98.9, four-story stone front dwell'g. Ezra M. Kingsley et al., exrs. Oliver Ellsworth Wood, to Catharine L. and Catharine B. Wood, joint tenants. Jan. 30. nom
36th st, No. 269, n s, 117.3 e 8th av, 16.10x98.9, three-story brick dwell'g. Hannah wife of Robert Greenthal to Isaac Leaycraft. Morts. \$7,000. Jan. 25. 4,500
37th st, 375 w 8th av, 25x98.9. Release mort. Edward Oppenheimer and Isaac Metzger to James H. H. Owens. Feb. 20. 25,000
37th st, s s, No. 328, s s, 400 e 9th av, 25x98.9, five-story stone front tenem't. James H. Havens to Nicholas Michel. Feb. 20. 23,500
39th st, No. 323 and 325, n s, 300 w 1st av, 50x 93.9, two five-story brick tenem'ts, and one-story frame and two-story brick stables on rear. Thomas L. Camerton to Adam H. Ward. 2/3 part. Morts. 1/3 of \$16,060. April 24, 1883. 5,000
41st st, No. 259, n s, 100 e 8th av, 20.6x98.9, four-story brick tenem't and three-story brick dwell'g on rear. Nelson J. Waterbury, Jr., to Mary A. Hayes. Feb. 25. 15,300
46th st, Nos. 504 and 506, s s, 55 w 10th av, 45x 75.3, two five-story brick tenem'ts. Isaac J. Maccabe to John Behan. Sub. to morts. \$22,000. Feb. 24. 25,000
46th st, No. 238, s s, 150 w 2d av, 25x100.5, four-story brick store and tenem't and four-story brick tenem't on rear. Hugo Joachimson to Mary wife of William Bertsche. Mort. \$11,000. Feb. 18. 14,025
46th st, No. 424, s s, 350 w 9th av, 25x100.4, five-story brick tenem't. William Doscher, to Margaretha wife of Charles E. Wolff. February 20. 20,500
47th st, Nos. 403-407, n s, 79.11 e 1st av, 70.1x 100.5x70.1x100.2, two two-story brick slaughter houses. Partition. John C. Gray to Samuel L. Eisner. Feb. 6. 19,500
49th st, No. 202 W. John E. Ludin to John, George A., Eugene C. and Jules F. Ludin. Q. C. Feb. 24. nom
52d st, n s, 205.9 e 4th av, 21x100.5. Release dower. Louisa A. Steinwag, widow, to Robert M. C. Graham. Feb. 8. nom
53d st, No. 313, n s, 175 w 8th av, 25x31.10x25x 30.10, two-story frame dwell'g. James A. Striker to William B. Luyster. Feb. 20. 3,500
54th st, No. 152, s s, 175 e 7th av, 25x100, three-story brick building. William B. Baldwin to Phillips Phoenix. Mort. \$8,000. February 23. 33,000
57th st, s s, 218 e Lexington av, runs east 33 x south 120.5 x west 25 x north 20 x west 7 x north 100.5. Partial discharge of mortgage. Mary J. Banfield to George Banfield. Feb. 11. 10,000
56th st, No. 104, s s, 100 w 6th av, 25x100.5, two-story brick building. Phillips Phoenix to William B. Baldwin. Feb. 23. 24,000
Same property. Release mort. Theodore Chichester and ano., exrs. J. Dore, to Phillips Phoenix. Feb. 13. nom
60th st, No. 164, s s, 135.8 w 3d av, 20x100.5, four-story stonefront dwell'g. Henry G. Leist, to Lyman G. and Joseph B. Bloomingdale. Mort. \$10,000. Feb. 24. 16,000
61st st, No. 302, s s, 75 e 2d av, 25x100.5, three-story frame building. Emma Miller, widow, Ignatz H. or Henry I. Kunz and Franz J. Kunz, heirs Ignatz Kunz, to Sigismund B. Wortmann. Feb. 19. 6,850
62d st, No. 207, n s, 137.2 e 3d av, 18.7x100.5, three-story stone front dwell'g. Samuel T. Preston to Daniel L. Mott, Brooklyn. Morts. \$10,000 and all liens. Feb. 8. 13,500
62d st, s s, 400 w 10th av, 25x100.5, vacant. Contract. Louisa Nolan to Thomas B. Robertson. Feb. 20. 8,900
63d st, No. 147, n s, 284 w 3d av, 16x100.5, three-story stone front dwell'g. James A. Frame to Mary C. Kahl. Mort. \$9,000. Feb. 25. 14,500
Same property. Gideon Fountain to George W. Valentine. Correction deed. Q. C. Feb. 24. nom
67th st, No. 23, n s, 30 w Madison av, 20x100.5, four-story brick dwell'g. William L. Skidmore to Addison Cammack. Feb. 19. 70,000
69th st, No. 558, s s, 100 e 11th av, 25x100.5, two-story frame building. Henry J. McGuckin,

extr. Henry McGuckin, to Simon Sterne. Mort. \$3,000. July 31. 5,000
 Same property. Henry McGuckin, individ. and extr. Henry McGuckin, dec'd, to Simon Sterne. Q. C. and release from certificate of sale for taxes. Nov. 24. nom
 Same property. Henry J. McGuckin to same. Q. C. nom
 69th st, n s, 238 e 1st av, 25x100.4, vacant. John Keiras to James J. Lee. Feb. 20. 4,040
 74th st, No. 127, n s, 136.6 w Lexington av, 17 x102.2, three-story stone front dwell'g. Foreclos. John H. Hull to Leopold Wallach. Feb. 24. 16,725
 76th st, Nos. 449-455, n s, 450 w 9th av, 75x102.2, four four-story brick dwell'gs. William Noble to James F. Ellacott. Morts. \$56,500. Feb. 19. 118,000
 Same property. James F. Ellacott to William Noble. Morts. \$74,000. Feb. 19. 118,000
 76th st, No. 439, n s, 363 w 9th av, 17x102.2, three-story stone front dwell'g. Margaret A. Brennan to Solomon B. Wilson. Mort. \$12,000. Feb. 25. 22,500
 77th st, s s, 280 w 9th av, 27x102.2, vacant. Charles B. Gunther to John D. Crimmins. Mort. \$5,500. Feb. 19. 9,000
 78th st, n s, 100 w 11th av, 200x102.2, vacant. }
 79th st, s s, 100 w 11th av, 150x102.2, vacant. } Michael H. Cashman to Redmond Forrestal. Feb. 16. 77,000
 78th st, No. 403, n s, 94 e 1st av, 25x102.2, four-story brick tenem't. Barbara wife of Morris Friedsam to Josephine wife of Ludwig Meinhardt. Mort. \$5,000. Feb. 16. 12,250
 79th st, No. 123, n s, 225 e 4th av, 20x102.2, three-story stone front dwell'g. Maurice Moore to Charles Popper. Mort. \$20,000. Feb. 24. 26,000
 80th st, s s, 225 e 5th av. 25x102.2, vacant. Mary L. Bulkeley to Edward Kilpatrick. Jan. 14. 25,500
 81st st, s s, 84.5 e 3d av, 17.1x60.10. James D. Merritt with Mary C. Sudlow. Cancellation of contract. Feb. 17. nom
 81st st, No. 206, s s, 84.5 e 3d av, 17.1x80.10, with all title to strip adj. on east side, 2 feet in width, three-story frame dwell'g. Mary C. Sudlow to Norman L. Niver. Feb. 17. 5,450
 Same property. Susan Merritt to Mary C. Sudlow. Q. C. Feb. 17. nom
 81st st, No. 423, n s, 186.11 w 9th av, 19x102.2, four-story brick dwell'g. Dickson G. Watts to Sarah C. Isbell. Feb. 18. 30,000
 81st st, n s, 245 w 9th av, 52x102.2, vacant. Henry Simmons to Julius Schulz. February 25. 19,000
 86th st, s s, 107.9 w 4th av, 127.9x102.2; Nos. 64-68, three two-story frame dwell'gs; No. 70 and 72, three-story frame dwell'gs. Elizabeth R. Fielding wife of Robert to Charles R. Parritt. Mort. \$10,000. Feb. 19. 62,500
 89th st, n s, 100 w 2d av, 175x100.8. Release judgment. John H. Montgomery, Flushing, L. I., to Moss S. Phillips, Brooklyn. July 29. 100
 Same property. William P. and Peter N. Ramsey to same. Release judgment. May 7, 1885. 200
 91st st, n s, 105 e 4th av, 15x100.8, three-story stone front dwell'g. Susan wife of and John Sullivan to Helen Siefel. Mort. \$8,500. Feb. 20. 14,000
 95th st, n s, 275 w 8th av, 50x100.8, vacant. John J. Hughes, Brooklyn, to Edward Oppenheimer and Isaac Metzger. Mort. \$6,000. Feb. 20. 13,000
 95th st, n s, 325 w 8th av, 20x100.8, vacant. John F. Conroy to Edward Oppenheimer and Isaac Metzger. Feb. 20. 3,488
 105th st, n s, 375 w 10th av, 25x100.5, four-story stone front flat. Donald Mitchell to Elizabeth Crear. Jan. 30. 35,000
 107th st, No. 217, n s, 310 w 2d av, 25x109.11. Isaac L. Holmes to Frederick Cramme and Prisca his wife. Mort. \$8,000. Feb. 23. 13,300
 110th st, No. 130, s s, 323.9 e 4th av, 18.9x101.1, three-story stone front dwell'g. Herman Schall to Michael McCormick. Mort. \$5,000. Feb. 19. 12,000
 Same property. Error. Michael McCormick to Marie W. wife of Herman Schall. Mort. \$5,000. Feb. 19. nom
 111th st, n s, 156.3 e 2d av, 27.1x100.11. John Weber to Thomas J. Tobin. Being particularly intended to invest in party of second part all title in a strip on east side of above premises, 0.4x100.11. Q. C. Feb. 19. nom
 112th st, n s, 95 e Madison av, 50x100.11, vacant. Mercantile Nat. Bank, New York, to John S. Scott. Feb. 18. 9,000
 113th st, n s, 118 w Pleasant av, 25x100.10, vacant. Abigail B. Clark, formerly Kenyon, Colchester, Conn., to Isaac Cahn. Dec. 29. 2,200
 114th st, No. 316, s s, 200 e 2d av, 25x100.11, four-story brick tenem't and two-story frame dwell'g on rear. Margaret wife of John Meehan to George Schweitzer. Mort. \$7,100. Feb. 19. 11,500
 114th st, s s, 250 w 8th av, 100x100.11, vacant. }
 New av, n e cor 113th st, 100.11x— to point } 275 west of 8th av, vacant. }
 William H. Scott to Henry Lipman. Feb. 19. 49,000
 114th st, s e cor Morningside av, 20x100.11, vacant. John Watts de Peyster to Henry Lipman. Dec. 23. 8,000
 116th st, n s, 250 e 9th av, runs east 100 to Manhattan av, x north 201.10 to 117th st, x west 50 x south 100.11 x west 50 x south 100.11, two-story frame (brick front) dwell'g. John M. Pinkney to Edward Cunningham. February 8. 36,000

117th st, n s, 140 e 4th av, 100x100, brick church.
 117th st, n s, 115 e 4th av, 25x100.10, vacant.
 117th st, No. 127, n s, 240 e 4th av, 25x100, three-story frame dwell'g.
 118th st, s s, 215 e 4th av, 50x100.11, three-story brick school.
 118th st, No. 114, s s, 140 e 4th av, runs east 25 x north 96.11 x west 8 x south 4 x west 17 x north 100.11, two-story frame dwell'g.
 Rev. Michael A. Corrigan to The Roman Catholic Church of St. Paul, N. Y. February 15. nom
 118th st, n s, 82 w 3d av, runs north 151.4 x west 103 x south 50.5 x west 5 x south 10.11 x east 40 x south 90 to 118th st, x east 68. Joseph E. McCormack to William G. Wood. All liens. Oct. 17. 1,400
 118th st, s s, 325 e 7th av, 50x100.11, vacant. }
 117th st, n s, 325 e 7th av, 50x100.11, vacant. } Laura A. wife of Louis Staab, Chicago, Ill., to Isabella S. Callender. Mort. \$5,000. Feb. 15. 20,000
 120th st, No. 335, n s, 258.4 w 1st av, 16.8x100.10, three-story stone front dwell'g. Catharine A. wife of Matthew Kane to Betty wife of Abram Abrams. Mort. \$6,000. Feb. 20. 11,000
 121st st, n s, 296.5 w Av A, 17.10x100.11. }
 Grand st, No. 562, n s, 40.1 e Lewis st, 20x100. }
 Lewis st, No. 6, e s, 78.9 n Grand st, 21.3x40.1. }
 18th st, n s, 116 e 1st av, 40x92. } Harriette M. Boyd, widow, to Cyrille Carreau. Feb. 17. 27,250
 122d st, n s, 275.6 w 7th av, 14.6x100, three-story stone front dwell'g. Henry J. McGuckin to William Cohen and Julius Lipman. Mort. \$8,500. Feb. 20. 12,500
 122d st, n s, 195.1 w 6th av, abt 20x100.11, three-story stone front dwell'g. Frederick Aldous to Martha wife of William Johnston. Mort. \$14,000. Feb. 15. 20,500
 122d st, n s, 100 e 9th av, 25x100.11, vacant. Frederick W. Lockwood, New Canaan, Conn., to A. Alonzo Teets. Feb. 19. 5,000
 122d st, n s, 335 w 7th av, 14.6x100.11, three-story stone front dwell'g. William H. Moore to James Rogers. Mort. \$3,500. Dec. 23. 9,300
 123d st, n s, 200 w 10th av, 200x100.11, vacant. }
 124th st, s s, 200 w 10th av, 200x100.11, vacant. } Hannah Byrd, widow, to William Arnold. Feb. 25. 25,400
 124th st, Nos. 412-422, s s, 100 e 1st av, 150x100.11, six five-story brick tenem'ts.
 89th st, Nos. 500 and 502, s s, 60 e Av A, 40x60, two four-story stone front tenem'ts.
 Joseph E. McCormack to Mary A. wife of William G. McCormack. All liens. February 15. nom
 126th st, No. 40, s s, 410 w 5th av, 20x99.11, three-story stone front dwell'g. Charles E. Van Tassel to Harmon G. Utley Rome, N. Y. Mort. \$15,000. Feb. 15. 21,000
 127th st, Nos. 146 and 148, s s, 244 e 7th av, 31x99.11, two three-story stone front dwell'gs. Adelaide wife of and Thomas Wilson and Ethelbert Wilson to William H. Abel. February 20. 26,000
 127th st, s s, 225 w 9th av, 25x130.7 to Lawrence st, x 28.2x143.7.
 Lawrence st, s s, 136.10 w from intersection with 126th st, runs south 71.8 x southwest 32 x southeast 4 x northeast 100 to Lawrence st, x northwest 20.
 132d st, n s, 275 e 7th av, 75x99.11x75x—.
 131st st, n s, 125 e 7th av, 100x99.11.
 131st st, s s, 208.4 w 7th av, 16.8x99.11.
 William McReynolds to Anthony McReynolds. Feb. 19. nom
 130th st, No. 134, s s, 334.11 w 6th av, 20x99.11, three-story stone front dwell'g. Stephen J. Wright to Charles Olney. Mort. \$13,750. Feb. 23. 21,000
 131st st, s s, 250 e 12th av, 75x99.11, three four-story brick tenem'ts. Henry Bailing to James B. Fendleton. Morts. \$28,500 and taxes 1885. Feb. 20. 39,000
 133d st, s s, 425 w 6th av, 25x99.11, vacant. S. Townsend Cannon to Cornelius H. Carling. Feb. 25. 5,000
 139th st, s s, 350 e 6th av, 50x99.11.
 113th st, n s, 216.8 w 1st av, 16.8x100.10.
 113th st, s s, 195 e 1st av, 25x100.10.
 105th st, No. 329, n s, 340 e 2d av, 20x100.11.
 3d av, n e cor 163d st, 100x175.
 157th st, n s, 350 e Courtlandt av, 50x100.
 Harriette M. Boyd and ano., exrs. J. M. Boyd, to Cyrille Carreau. Feb. 17. 24,750
 Av A, w s, extd from 78th to 79th st, 204.4x94, vacant.
 78th st, n s, 94 w Av A, 50x102.2, vacant. }
 Amos R. Eno to Francis J. Schnugg. February 13. 67,500
 Av B, No. 95, n e cor 6th st, 20.2x93, four-story brick store and tenem't on av, and four-story brick store and tenem't on st. Maria wife of Frederick Schneidt to Elias Jacobs. Mort. \$10,000. Feb. 23. 33,000
 Madison av, s e cor 120th st, 100.11x75, vacant. Washington Wilson to James A. Deane. Mort. \$23,000. Feb. 15. 39,710
 Manhattan av, No. 92, w s, 50.11 n 105th st, 16.8 x75, three-story brick dwell'g. Frank A. Seitz to Hellen A. D. wife of James W. Howie. Mort. \$7,000. Feb. 19. 12,250
 St. Nicholas av, No. 115, s e cor 127th st, 18.11x77x18.9x74.2, four-story brick tenem't. William H. Moore to James Rogers. Jan. 20. val. consid
 1st av, No. 165 and 167, w s 27 n 10th st, 46.4x100, five-story brick store and tenem't. Philip Krieger to William Hoffmann and Felix Rieger. Mort. \$18,000. Feb. 24. 53,500
 1st av, No. 864, e s, 125.5 s 49th st, 25x100, five-story brick store and tenem't. Herman Nest-

rock to Christian Keilbach. Mort. \$13,000. Feb. 23. 24,000
 1st av, n w cor 92d st, 100.8x100, vacant. Edward Roberts to David Frank and Ferdinand Kurzman. Feb. 19. 25,000
 1st av, No. 661, w s, 25 s 38th st, runs south 25 x west 65 x northwest 10 x north 24.7 x east 75 to beginning, four-story brick store and tenement. Samuel Eddy, Morristown, N. J., to Virginia Janeway, Bayonne, N. J. Mort. \$6,000. Feb. 20. 15,000
 1st av, No. 659, w s, 50 s 38th st, runs west 65 x northwest 10 x southeast 28.10 x east 49.9 to 1st av, x north 19, four-story brick store and tenem't. Emeline A. wife of Samuel Eddy, Morristown, N. J., to Virginia Janeway, Bayonne, N. J. Feb. 20. 8,000
 1st av, No. 848, e s, 50.11 n 47th st, 25x80, five-story brick tenem't. Partition. John C. Gray to Samuel L. Eisner. Feb. 6. 17,100
 1st av, No. 846, e s, 26.1 n 47th st, 24.11x80, five-story brick tenem't. Partition. Same to Marcus A. Frank. Feb. 6. 17,600
 1st av, No. 850, e s, 75.11 n 47th st, 24.11x80.4, two-story brick office. Partition. Same to David Dinkelspiel. Feb. 6. 7,500
 1st av, No. 852, e s, 100.11 n 47th st, abt 25x100, two-story brick stable. Partition. Same to David L. and Mark H. Eisner. Feb. 19. 10,100
 2d av, No. 795, w s, 60.3 s 43d st, 20.1x75, four-story brick store and tenem't. Charles Spenkoch to Henry P. Bauer, Brooklyn. B. & S. Mort. \$7,000. Feb. 23. nom
 Same property. Henry P. Bauer to Julia Spenkoch. C. a. G. Mort. \$7,700. Feb. 24. nom
 2d av, n w cor 97th st, 100.11x100, vacant. George F. Johnson to Francis A. Clark. Mort. \$12,000. Feb. 8. 26,125
 Same property. Francis W. Haines to George F. Johnson. Feb. 23. nom
 Same property. Release mort. Mary E. Haines to same. Feb. 23. consid. as above
 2d av, n w cor 99th st, 151.3x105, vacant. Patrick Moore to Joseph Moore. Morts. \$32,000. Feb. 19. 37,000
 2d av, s w cor 103d st, 25.9x105, five-story stone front store and tenem't. Margareit A. Murray to John F. Gleason. Morts. \$22,000. Feb. 24. 33,000
 3d av, No. 332, w s, 63 s 25th st, 21x84, four-story frame (brick front) store and tenem't. David Moss and Morris Goldstein to Peter T. O'Brien. Mort. \$7,500. Feb. 25. 18,250
 3d av, No. 1422, w s, 54.4 s 81st st, 25x100.
 3d av, w s, 79.4 s 81st st, 25x100.
 3d av, No. 1418, w s, 80.6 n 80th st, 19.6x70. }
 Mary F. Baker to Joseph F. Baker. C. a. G. Feb. 24. nom
 3d av, No. 461, e s, 74.1 s 32d st, 18.4x85x18.4x85, four-story brick store and tenem't. Catharine McLoughlin, widow, to John E. Kaugharan. Feb. 24. 21,000
 3d av, Nos. 459 and 461. Charles Heizman and George Thorp, individ., and exrs. and trustees P. Heizman, and Marie I. La Barbiera and Emma Watson to Catharine McLoughlin. Release of strip of party wall, &c. Feb. 16. nom
 3d av, n w cor 48th st, runs north 43.10 x west 76 x north 56.7 x west 19 x south 100.5 to 48th st, x east 95, No. 776, five-story brick store and tenem't; No. 159 East 48th st, two-story brick workshop, &c.; No. 778, three-story brick store and tenem't. John E., George A. and Frederick D. Backus, Newtown, L. I., Pauline W. wife of and George H. Squire, Brooklyn, Emma A. wife of and George S. Van Wickel, Jamaica, L. I., and Mary E. wife of and J. Howard Lever, Flushing, L. I., heirs Ascan Backus, to George W. Tubbs. Feb. 12. nom
 Same property. George W. Tubbs to William S. Kane. Feb. 20. 93,600
 3d av, No. 1723, s e cor 96th st, 25.2x100, three-story frame store and dwell'g. Mary A. Donovan to Timothy Donovan. April 15. nom
 3d av, e s, 50.7 s 100th st, 50.4x105, vacant. Thomas Pearson to Joseph Moore and James Kearney. Feb. 2. 21,333
 3d av, e s, 100.11 s 100th st, 25.2x105, vacant. Margaret Pearson to Joseph Moore and James Kearney. Feb. 2. 10,667
 4th av, s e cor 83d st, 27.2x100, vacant. Alfred A. Fraser, Sayville, L. I., to Edward Rafter. Feb. 23. 18,500
 5th av, s e cor 118th st, 50.5x110, vacant. }
 118th st, s s, 110 e 5th av, 50x100.11, vacant. } Foreclos. William C. Traphagen to John Schreyer. Feb. 22. 20,000
 5th av, No. 1307, e s, 90.10 n 85th st, 22x100, four-story stone front dwell'g. Abraham Strouse to Matthew H. Beers. Morts. \$20,000. Feb. 20. 40,000
 6th av, e s, 61.5 n 123d st, 18x75, three-story stone front dwell'g. Abram B. Van Dusen to Celia Stern. Mort. \$14,500. Feb. 23. 22,000
 6th av, w s, 25.2 s 113th st, 25.2x75, vacant. Timothy Y. Brown, exr. E. D. Brown, to Harry C. Hart. Dec. 28. 6,000
 Same property. Timothy Y., George Y., James P., and Walter K. Brown, Susan G. Walton, Ann T. wife of Charles D. Allen and Julia A. wife of James E. Shaw and Elizabeth U. Klots to same. C. a. G. All title, as heirs of E. D. Brown. Dec. 28. nom
 7th av, n e cor 129th st, 99.11x100, vacant. }
 129th st, n s, 100 e 7th av, 50x99.11, vacant. } Sarah M. Sandford, widow, Plainfield, N. J., to Henry Lipman. Feb. 23. 47,000
 8th av, s w cor 130th st, 20.5x80, five-story brick store and tenem't. }
 130th st, s s, 80 w 8th av, 20x73.5, vacant. } Release mort. The Irving Savings Inst. to Henry Gerken. Feb. 24. 5,000

Same property. Release mort. Same to same. Feb. 24. 7,000
 Same property. Henry Gerken to Henry and John Albers. Mort. \$12,000. Feb. 25. 32,000
 8th av, w s, 75.8 s 94th st, 50x100, two four-story stone front tenem'ts. Sarah Benson to William Kaminker. All liens. Feb. 15. 200
 8th av, n w cor 154th st, 24.11x100 vacant. Edward Schell to William McBurnie. Mort. \$2,350. Feb. 20. 6,500
 9th av, Nos. 149, 151 and 157, and Nos. 403 and 405 w 19th st, begins 9th av, n w cor 19th st, runs west 100 x north 75 x west 25 x north 17 x east 25 x south 13.2 x east 100 to 9th av, x south 26.3 x west 58 x south 26.3 x east 58 to 9th av, x south 26.3.

9th av, Nos. 161-169, and No. 402 w 20th st, begins 9th av, s w cor 20th st, runs west 100 x south 73.10 x east 100 to 9th av, x north 73.10.
 20th st, Nos. 406-418, and Nos. 411 and 419 W. 19th st, begins 20th st, s s, 125 w 9th av, runs south 104 x west 21.5 x south 80 to 19th st, x west 21.5 x north 80 x west 64.3 x south 80 to 19th st, x west 21.5 x north 80 x west 21.5 x north 104 to 20th st, x east 150.
 John H. H. Cushman, et al, exrs. Don A. Cushman to Laura E. and Ella M. Smith. 1-13 part. Dec. 3. 20,923
 Same property. Same to Angelica B. wife of Gustavus W. Faber, James S., John H. H., Archibald F., William F. and E. Holbrook Cushman, New York, and Emilie A. Wilcoxsen, widow, Nyack, N. Y. 21-26 part. Dec. 3. 219,692

9th av, w s, 78.9 s 20th st, 26.4x106.
 9th av, w s, 26.3 n 19th st, 26.3x58.
 13th st, n s, 362.6 e 9th av, 18.9x80.
 Caroline T. wife of James T. Waters, Nyack, N. Y., and Harsen H. Smith to Angelica B. wife of Gustavus W. Faber, James S., John H. H., Archibald F., E. Holbrook and William F. Cushman, New York, and Emilie A. Wilcoxsen, Nyack, N. Y., 84-825 part. 4,607
 Same property. Same to E. Adeline and Gertrude R. Cushman and Laura E. and Ella M. Smith. C. a. G. 16-825 part. Feb. 25. 877
 10th av, south cor St. Nicholas av, runs south 159 x east 67 to Kingsbridge road, x 167 to beginning. Julius Becht, Jeffersonville, Ind., to Mary A. Coulter. B. & S. and C. a. G. Jan. 19. nom

10th av, No. 858, e s, 115.2 s 57th st, runs east 100 x south 5.2 x west 20 x south 20 by west 80 to av, x north 25.2, five-story stone front store and tenem't. Nicholas Michel to William D. Phillips, Stamford, Conn. Mort \$15,000. Feb. 19. 27,500
 10th av, e s, 75.11 n 106th st, 50x39 to Aqueduct, x64.8x81.2, vacant. Isaia Meyer to Cosslett Dickson. Mort. \$2,380. Feb. 15. 6,500
 Same property. Cosslett Dickson to Morris Littman. Mort. \$5,000. Feb. 15. 6,500
 10th av, w s, 104.4 n 74th st, 50x100, vacant. Isaac B. Tomkins to Benjamin Bernard. Sub. to mort. \$10,000. Feb. 25. 18,000
 11th av or West Side av, e s, 29 s 74th st, runs east 30 x southeast 4 x east 13 x south 14.6 x west 46 to av, x north 18, vacant. Hugh Lamb, East Orange, N. J., and Charles A. Rich, Short Hills, N. J., to Mary S. wife of William J. Roe, New Windsor, N. Y. Mort. \$8,000. Feb. 19. 12,000
 Interior lot, begins 50 west Manhattan av and 67.7 north 105th st, runs west 25 x north 16.7 x 25x16.7. Frank A. Seitz to Mary L. wife of Dudley Hall. Feb. 19. 1,150

MISCELLANEOUS.

All title in real estate wheresoever situated of which Nathaniel J., Hester, Henry C. and James M. Boyd died seized. Harriette M. Boyd, widow, to Cyrille Carreau. All title. B. & S. Feb. 17. nom
 Assignment of judgment. Gustav Grawitz to John H. Montgomery. Mar. 28. nom
 All title in lands of which Nathaniel J., Hester, Henry C. and her late husband James M. Boyd, died seized. Released dower. Harriette M. Boyd, widow, to Cyrille Carreau. Feb. 19. nom
 Decree appointing William J. Lipman trustee of the estate of Zion Bernstein, dec'd. Grantor's title in real estate devised by Jas. Nesmith for life to Caroline Nesmith, &c. Hamilton Baxter, Syracuse, to Samuel H. Wandell. April 29, 1884. nom
 Same property. Samuel H. Wandell to Lizzie L. Baxter. April 29, 1884. nom

23d and 24th WARDS.

Denman pl, s s, 567 w Union av, 33x118.1. Jennie M. and Washington I. Tuttle to Lucia M. Cohen, widow. Mort. \$1,000. Feb. 14. nom
 Denman st, s s, 95.3 e Morris av, as opened, 25x100. Robert Games to Joseph Loughlin. All assessments. Feb. 17. 1,000
 Fulton st or av, part lot 87 map Morrisania, 50x209.3x50x209.9. Foreclos. James W. Hawes to Henry A. Sherwood. Feb. 16. 5,000
 Same property. Henry A. Sherwood to David Tetzlaff. C. a. G. 1/2 part. Feb. 16. 2,875
 McCombs Dam road, w s, 280 n 206th st, 35.6x170 to centre line Loring av. Mary E. Conley to Elizabeth Sacchi. Q. C. Jan. 20, 1881. nom
 Payne st, e s, 100 n Bayard st, 72 x 154.1x72.2x149.6. Amanda Bussing to Frances L. Quack-kembush. Dec. 24. 600
 134th st, n s, 231.6 w Willis av, 25x100. John E. Johnson to The Suburban Rapid Transit Co. Oct. 22, 1885. 2,500
 140th st, n s, 115.9 e Alexander av, 15.9x100. Anna B. and James C. Young to Eloise Scheeper. Feb. 18. 5,650

144th st, n s, 115.8 w Morris av, 25x100. Samuel H. Merritt and ano., exrs. and trustees Matilda Davis, dec'd, to Mary M. Merritt. Feb. 1. 2,500
 145th st, s s, 100 e Willis av, 26.3x100. Release mort. Sarah J. Wilkinson to Alexander Hic-inbothem. Dec. 3. nom
 151st st, s s, 130 e Robbins av, 25x105. Eva K. Bopp, widow, John A., Joseph F., Andrew and Henry J. Bopp to Mary J. Silver. Mort. \$1,000. Dec. 8. nom

153d st, late Schuyler st, n s, 350 e Courtlandt av, 50x100. Sale under foreclosure by advertisement. James L. Wells, auctioneer, certifies to purchase of above by Ellen Bischoff for 2,100
 153d st, late Schuyler st, n s, 375 e Courtlandt av, 25x100. Henry Bischoff and Mary McKeon, Henry being the husband and Mary the only heir of Ellen Bischoff, to Moise Geismann. Feb. 24. 2,300
 154th st, n s, east 1/2 lot 574 map Melrose South, 25x100. Anna M. Kramer, widow, and Theodore Kramer, heir C. Kramer, to Edward P. Kramer. Q. C. Feb. 20. 1,200
 160th st, s s, 50x100, lot 61 map Melrose. Platt S. Arthur to Joseph Streckfus, Petersburg, N. Y. Q. C. Correction deed. February 16. nom
 160th st, s s, 250 w Elton av, 25x100, being 1/2 of above. Joseph Streckfus, Petersburg, N. Y., to Franz Weissenfels and Auguste his wife. Feb. 20. 850

Central av, n e s, adj land Sheridan estate, runs north along Central av 374.6 in two lines, thence crossing Mosholu av 620 to lands C. Van Tassel, x 343 to land Sheridan estate, x 607.5 crossing Mosholu av, x 130.6 x 110 to Central av, 5 5/6-1,000 acres. Central av, n w cor Mosholu av, 200x72.6x171.6x132 to Mosholu av, x 462 to beginning, 75 100 acres. Michael Redmond to Patrick Mansfield. Feb. 18. nom
 Central av, n e s, adj Sheridan estate, 120.6x254, still along av x 620 crossing Mosholu av, x 343 x 607 crossing Mosholu av, x 130.6 x 110, being 5 5/6-1,000 acres, exclusive of Mosholu av.
 Central av, n w cor Mosholu av, 200x72.6x171.6x132 to Mosholu av, x 462, being 75-100 acre.
 Patrick Mansfield to Margaret F. Redmond. Feb. 19. nom
 Forest av, n w s, north 1/2 lot 5 map Woodstock, 72.7x300, h & l. Foreclos. John Mulhall to Adolph G. Hupfel. Jan. 22. 4,000
 Same property. Adolph G. Hupfel to Adelbert Kullmann. B. & S. Feb. 1. 4,000
 Intervale av, n w s, 258.6 n e 169th st, 25x184.11. Mary L. Tiffany, widow, to Jeremiah Corcoran. Jan. 2. 400
 Jefferson av, w s, 125 s Columbia av, 75x100. Ezbon S. Westcott to Joseph Eglston and Louise his wife, joint tenants. Jan. 11. 900

Mott av, e s, at centre line 153d st, if extended, runs north on curve of av 53.9x196.2, still along av, x east 91 to centre of block between Mott and Sheridan avs, x south 7.6 x east 90 to Sheridan av, x south 225 to centre 153d st, if extended, x west 167.
 Mott av, e s, 350 from centre line 153d st, if extended, runs east 95 to centre of block, x south 7.6 x east 94 to Sheridan av, x south 25 x west 91 x north 7.6 x west 94 to Mott av, x north 25.
 Mott av, e s, 450 from centre line 153d st, if extended, runs north 50x99 to centre block, x north 17.6 x east 99 to Sheridan av, x 125 x west 96 x north 57.6 x west 97.9.
 Gerard M. Barretto to Arthur R. Morris. 1,148-4,000 part. Feb. 15. nom
 Same property. Same to Gerard M. Edwards. 713-4,000 part. Feb. 15. nom
 Same property. Gerard M. Barretto to Arthur R. Morris. 1,426-4,000 part. Feb. 15. nom
 Same property. Gerard M. Barretto to Henry L. Morris. 713-4,000 part. Feb. 15. nom
 Morris av, w s, centre line, bet 149th and 150th sts, runs west 100 x north 25x100 to av, x south 25. Christian H. Otten, Forkston, Pa., to Hattie L. Chamberlain. Jan. 23. 2,000

Stebbins av, w s, 75 n Jennings st, runs west 50 x south 75 to Jennings st, x west 25 x north 100 x east 100 to Stebbins av, x south 25. Release mort. Lyman Tiffany and ano., exrs. and trustees Charlotte L. Fox, to Henry D. Tiffany. Feb. 20. 200
 Stebbins av, e s, 338.4 n 165th st, 25x141.7x25.4 x137.6. Lyman Tiffany to Frank Wild. December 17. 600
 Tinton av, s e s, northeast 1/2 of lot 90 map East Morrisania, 25x100. Jeremiah Broderick to David Lamond. Feb. 16. 550
 Washington av, n e cor 186th st, 50x101. Thomas Dunne to Hermann H. Wellenbrink. Feb. 23. 1,000
 Washington av, s w cor 168th st, runs west 150 x south 72.7 x east 50 x north 33 x east 100 to av, x north 39.7. Maria wife of and John Keyser to Lantry Ryan. Feb. 18. 4,600
 Washington av, n e cor Fletcher st, 148x100. Newbury D. Lawton to John A. Knox. 1/2 part. Feb. 1. 2,500

3d av, part lot 6 map Morrisania, 50x75. John P. Schuchmann or Schuchman to Henry Ruhl. Feb. 18. 5,175
 McCombs Dam road, w s, 280 n 206th st, 35.6x170 to centre Loring av. Elizabeth Sacchi to Mary E. Conley. Mort. \$5,000. Nov. 8, 1878. 600
 All those lots at Riverdale, 24th Ward, described in deeds made by Ann W. Cromwell

to Robert Colgate, and by Samuel D. Babcock to Robert Colgate. Abner W. and Samuel J. Colgate, exrs. R. Colgate, to Alice R. wife of John D. Wood. Feb. 19. 65,000
 Lot No. 9, block 474 map sub. division H. D. Tiffany part Fox estate. Release mort. Lyman Tiffany and ano., exrs. and trustees Charlotte L. Fox, to Henry D. Tiffany. February 23. 135

LEASEHOLD CONVEYANCES.

Dutch st, No. 9, w s, 17.2x102.2x17.2x102. Assign lease. Mary E. Wilde, admrx. J. Wilde, to John Wilde. nom
 Dutch st, n w s, 105.3 s w Fulton st, 21.10x98.10 x21.2x101.8. Assign. lease. Same to same. nom
 Dutch st, n w s, 127.2 s w Fulton st, 18.9x102.2x13.11x102.7. Assign. lease. Same to same. nom
 Eldredge st, No. 58, n e cor Hester st. Assign. lease. Eli Sink to Wolf Levy. nom
 East Houston st, No. 120. Assign. lease. Frederick G. Schiller to William Schroeder. 3,000
 Houston st, n s, 131.8 e Av C, 20x44.8x20x46. Assign. lease. Abraham Solomon to Jacob Asch. 1/2 part. 1,150
 23d st, Nos. 6 and 7 E., store and basem't. Assign. lease. Charles H. Capen to Capen & Conklin. nom
 34th st, s s, 98 e 11th av, 40x40. Cornelius Daly to James M. Hillery. 17 years, from May 1, 1886, per year. 1/2 of taxes and 780 Av A, e s, 72.1 s 5th st, 24.10x100. Assign. lease. Charles Fahrenkopf to Charles J. Fahrenkopf. 17,000
 Morris av, No. 560, ground floor and floor above. Assign. lease. Jacob Werner to Timothy Callanan. 75
 3d av, No. 441. Assign. lease. Ernest John and Isaac McNulty to Margaret Reming. nom
 3d av, No. 1069, s e cor 63d st, store and basement. Assign. lease. Martin M. Hanley to Normand Lyman. nom
 8th av, w s, 142.9 n 28th st, 19x60. Consent to assign. lease. New York Life Ins. and Trust Co., exrs. and trustees R. Ray, to Lewis Jones and ano., admrs. L. Jones.
 Same property. Assign. lease. Louis Jones and ano., admrs. L. Jones, to William D. Dubois. 3,100

KINGS COUNTY.

FEBRUARY 19, 20, 22, 23, 24, 25.

Adams st, s s, 75 e Bremen st, 25x100. Franz Hechinger to Peter Kroewerath. Mort. \$1,500. \$4,250
 Adams st, n w s, 185 n e Broadway, runs northeast 20 x northwest 95 x southwest 5 x northwest 5 x southeast 15 x southeast 100, h & l. Henry S. Miller to Elizabeth Miller, widow. C. a. G. nom
 Adelphi st, e s, 80.5 n Lafayette av, 20x100x19.7 x100, h & l. Edwin Packard to Otis W. Barker. Mort. \$5,000. 10,000
 Berkeley pl, No. 269, n s, 142 e 8th av, 21x100, h & l. John H. and William R. Doherty to Emily O., wife of Charles H. Smithers. Mort. 10,000, &c. 17,500
 Butler st, n s, 353 e Franklin av, 69x131.
 Butler st, n s, 307 e Franklin av, 46x131.
 George M. Smith et al, exrs. and trustees J. A. Dudley, to Anna L. Oakley, Charlotte V. and William B. Dudley, tenants in common. nom

Broadway, n w cor Eldert av, 48.6x100x49.1x100, East New York. Henrietta wife of Frederick Debbe to Franz Schwarzbach. 1,600
 Broadway, n e s, 50 n w Locust st, 25x100, h & l. Magdalena wife of Jacob Schneider to Theodor L. Schneider and Carolina his wife. Mort. \$5,000. 10,100
 Broadway, s w s, 80 s e Hart st, 20x86.1x21.8x94.5, h & l. William S. Latchford to George W. Wells and Emmet H. Smith, tenants in common. Mort. \$2,300. 4,800
 Clinton st, w s, 271 s Harrison st, runs west 107.5 x south 19.10 to Cornells lane, x south 13.11 x west along centre of said lane 2.9 x south 9.2 x east 106 to Clinton st, x north 42.10. George A. Allin to Mary F. C. wife of Sherwood Roosevelt, Goshen, Ind. sub. to mort. nom
 Same property. Joseph E. Clark to same. Q. C. nom

Columbia st, w s, 164.4 s Verona late Ewer st, runs west 81 x south abt 21 to Tremont st, x east 12.2 x east 65 to Columbia st, x north 25. Timothy Desmond to Ellen Desmond his wife. gift
 Columbia st, e s, 16 s Sackett st, 21x95.
 Hale av, e s, 150 n Division av, 25x100.8, East New York.
 James Moore to Daniel J. Lavery. nom
 Cumberland st, w s, 221.10 s Fulton st, 25x100. Florida G. Casey, widow and devisee of Silas Casey, to Andrew J. Nutting. M. \$1,500. 2,100
 Chauncey st, s s, 200 w Howard av, 100x100. Thomas J. Tilney to Jonas A. Lincoln. Mort. \$1,000. 2,750
 Dean st, n s, 249.6 w Nevins st, 21x100. Andrew Ayres to James A. Ayres. nom
 Same property. James A. Ayres to Eliza wife of Andrew Ayres. nom
 Dean st, n s, 368.4 e Schenectady av, 21.7x107.2. Maggie A. Cornell to William Godfrey. 2,500
 Dean st, s s, 125 e 3d av, 25x100.
 Centre st, w s, 100.11 s East New York av, runs west 82.2 x southwest 61.6 x east 19 x south 25 x east 100 to Centre st, x north 75, East New York.
 Jane R. Smith, Carrie B. Hunt, Harry B. Smith, Brooklyn, and Mary L. Chapman, widow, Syracuse, widow and heirs D. E. Smith, to Harry B. Smith. C. a. G. 40

Same property. Harry B. Smith to George W. Hubbard. C. a. G. nom
 Same property. Franklin W. Taber et al., exrs. D. E. Smith, to George W. Hubbard. 3,600
 Decatur st, n s, 196.10 e Sumner av, runs north 114.7 x northerly 33 to centre of Jamaica plank road, x east 146.1 x south 33 x again south 82.8 to Decatur st, x west 157.1. Hannah Cox, Mary S. D. Strait, William A. Davis and Jennie L. Wilson, heirs Wright Davis, to Jane Webb. nom
 Decatur st, n s, 196.10 e Sumner av, 35.7x108x37x114.7 City of Brooklyn to Jane Webb. Q. C. nom
 Diamond st, n s, 337.1 e Main st, 50x200, Flatbush. Aaron S. Robbins to Ida Baillie. 1,000
 Degraw st, n s, 90 w Smith st, 20x100. Samuel Mount to William S. Limond. 2,400
 Same property. William S. Limond to Mary J. Mount. 2,000
 Degraw st, s s, 360 e Smith st, 20x100. William F., Hattie L. and Anne S., widow, Bedell, Amy E. Pine and Claudine B. Hegeman, to Lillian J. Walker. Mort. \$4,000. 6,500
 Degraw st, north cor Nevins st, 225 to Gowanus Canal, x100. Mary J. wife of John W. Dorland and William P. C. and Charles A. Hunt, Fishkill, N. Y., and George W. Hunt to Jeremiah T. Story. 12-13 part. Sub. to mort. on whole property \$10,000 and assessment. 13,846
 Degraw st, s w s, 220 s e Hoyt st, 20x100. Ellen wife of William Finster to Annie wife of William Sherman. 3,000
 Douglass st, s s, 253 e 3d av, runs southeast and east and northeast along land of grantee and land of J. D. Lynch to Douglas st, x west 202.6. The New York Life Ins. Co. to Nancy B. Wheeler. nom
 Douglass and Crown sts, Schenectady and Troy avs—the block.
 Douglass st, n s, bet Troy av and Schenectady av.
 Crown st, s s, bet Troy and Schenectady av. Contract. Samuel B. and E. T. Turner to Clarence Dickerson. 12,000
 Dunham pl, w s, 88.10 s South 6th st, 18.9x92.6, h & l. Michael Cavanagh to Michael Cavanagh, Sr. nom
 Elm st, s s, 450 e Central av, 25x100. Sarah J. Smith, widow, Elizabeth A., John W. and Catharine E. Smith to David Cabberly. Q. C. nom
 Ellery st, n s, 150 w Throop av, 25x75. Caroline M. Ougier to Henry Egelhofer and Wilhelmina his wife. 2,000
 Ellery st, n s, 175 e Nostrand av, 27.6x100. James Phillips, of Sherwood, N. Y., to Laura C. R. Searing. 300
 Frost st, s s, 225 w Lorimer st, 25x100. John Lowry to Joseph Crane. 700
 Fulton st, n e cor Bridge st, runs north 85.8 x east 100.3 x south 25 x west 50.2 x south 62.9 x southwest 19.4 to Fulton st, x northwest 48.8, h s & ls. James H. Mullarky, trustee J. Sullivan, to Samuel B. Jones. 100,000
 Fulton st, s s, 200 e Stone av, 50x200 to Herkimer st. Anna M. wife of and George H. Granniss to James W. Stewart. 6,000
 Fulton st, s s, 325 w Rockaway av, 25x200 to Herkimer st. John Collins to Eugene D. Ford. Mort. \$500. 2,500
 Fulton st, s s, 60 w Albany av, 20x100, h & l. Frederick W. Wheeler, trustee Cath. Brewster to William and Jeanette Wolf. 6,500
 Fulton st, n e cor Throop av, 42.1x98.4x62.8x86.9. Louis Wanke to John Deterling. 7,000
 Floyd st, n s, 125 e Tompkins av, 25x100, h & l. George W. Lush to Katharina Butler. 3,450
 Grand st, s s, 175 e Humboldt st, 50x100. John Good to Joseph Carney. 6,000
 Halsey st, n s, 66.8 e Saratoga av, 16.8x100, h & l. Frances Stevens to Mary C. Moore. Mort. \$1,500. 2,400
 Halsey st, n s, 33.4 e Saratoga av, 16.8x100, h & l. Harry C. More to Bernard Levino. Mort. \$1,250. 2,850
 Halsey st, n s, 250 w Reid av, 50x101.10x50x102.3. Lydia M. Eastman et al., exrs. Henry W. Eastman, to William J. C. Miller. 2,800
 Same prop; rty. Release dower. Lydia M. Eastman, widow, to same. nom
 Hancock st, n s, 325 e Stuyvesant av, 25x abt 102.5.1x abt 7.4. Nathaniel H. Clement and Edward J. O'Flynn to David M. Holbrook. 250
 Hancock st, n s, 193 e Patchen av, 20x100. James MacLaren, of Buckingham, Ottawa Co., Canada, to Edward K. Wilder. 3,000
 Same property. Edward K. Wilder to Nellie C. wife of William H. Berdan. 3,800
 Hancock st, n s, 192.9 e Patchen av, 0.5x100. John H. Heidgerd to same. C. a. G. 25
 High st, e cor Adams st, 25x64.4x25x64.3. Mary A. wife of and Addison P. Weed to Ella W. De Forest, widow. C. a. G. 1-6 part. nom
 Henry st, w s, 100 s Liberty av, 50x100, h s & ls, East New York. Frederick Nicholas to Hannah Kuhnla. 3,500
 Herkimer st, n s, 100 e Stone av, 100x100. Edgar M. Cullen to Marietta Crowell. 3,250
 Hull st, s s, 193.9 w Stone av, 16.3x100, h & l. Elizabeth W. Aldrich, New York, to Henry C. Baker. 2,450
 Hull st, s s, 52.6 w Stone av, 32.6x80. Release mort. Elizabeth W. Aldrich to Henry C. Baker. 5,000
 Hamburg st or av, n e s, 100 s e Prospect st, runs northeast, 100 x southeast 13 x south 27.4 x southwest 75.6 to Hamburg av, x northwest 25. Franz Heil to John Clement and Anna his wife, joint tenants. 900
 Ivy st, n w s, 290 n e Broadway, 20x100. Frances R. Esquirrel to Joh. M. Esquirrel. 550
 Jacob st, e s, at intersection with n e s of land

Manhattan Beach R. R. Co., runs southeast 200 to n e s of Cornelia st extended into Queens Co., x northeast 175 to Wyckoff av, x northwest 100 x southwest 125 x northwest 100 to Jacob st, x southwest 50, part in Kings and part in Queens Counties. Manly A. Ruland to Henry and William Doht, Newtown, L. I. Mort. \$1,500. 3,000
 Lynch st, n w s, 204 n e Harrison av, 20x100, h & l. Jacob Bossert to John A. Dillmeier. Mort. \$1,800. 4,500
 Lynch st, n s, abt 100 e Bedford av, runs north abt 141.1 x east 23 x north 80 to Heyward st at point 74 east Bedford av, x east 2.10 x south 200 to Lynch st, x west 8.6 x north 45 and 36 x west 36 x south 94 to Lynch st, x west 14.
 Flushing av, n s, 25 e Nostrand av, 50x100x50 x81.1.
 Flushing av, n s, opposite Sandford st, 25x100. Metropolitan av, s w cor Williamsburg and Jamaica pike, 2 acres, extends to Mill pond. William H. Beal to Anne Austin. All liens. val. consid
 Marion st, s e cor Hopkinson av, 16.8x75, h & l.
 Marion st, s s, 66.8 e Hopkinson av, 16.8x75, h & l.
 George W. Lung to Elizabeth Palmer. nom
 Moore st, s s, 100 w Morrell st, 25x100, h & l. Edward E. Kelly to John Scherter. 2,950
 McDougal st, n s, 133.11 w Howard av, 41.1x100 x47.2x100.2. Joseph Goeckler to Otilie Ganen. C. a. G. 720
 Monroe st, n s, 100 w Lewis av, 250x100. Maria wife of Patrick Mulledy to Elias H. Hawkins. Mort. \$6,000. 19,500
 Monroe st, w s, 195 n Atlantic av, 50x100, East New York. Edward F. Linton to Patrick J. Hutchinson and Annie his wife. 800
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500
 Macon st, n s, 528.6 e Tompkins av, 19.4x100, h & l. Elizabeth Petty, widow, to John W. Albertson. Mort. \$2,500. 4,350
 Madison st, s s, 333.4 e Bedford av, 16.8x100. Harry C. More to Bernard Levino. Mort. \$2,000. 3,850
 McDonough st, n s, 302 e Reid av, 273x200 to Macon st. Henry C. M. Ingraham to Joseph C. Hoagland. 23,000
 McKibben st, n s, 125 w Graham av, 25x100. Release dower. Louisa Bromley, Whitford, Conn., to Louise Mullenbauer. nom
 McKibben st, n s, 125 w Graham av, 25x100. Sarah E. Farmer, formerly Whitford, Thomas and Stephen M. Whitford, Ada E. Murphy, Brooklyn, Caleb B. Whitford, Chicago, Mary A. B. Hubbard and Delilah B. Peck, Norwich, Conn., heirs S. M. Whitford, to Louisa Mullenbauer. 2,000
 Oakland st, e s, 50 n Freeman st, 25x70.
 Dupont st, s s, 200 w Oakland st, 50x100. John Molaghan or Mulligan to Edward Molaghan. 3,000
 Ocean Parkway, w s, adj G. R. Stilwell, extends to Kings Highway and Gravesend av, 65 acres with buildings, Gravesend; the Prospect Park race course. George A. Powers, Samuel T. Payson, Harry E. Doge, Edwin O. Read and Thomas Power to Richard Hyde and Louis C. Behman, of Hyde & Behman. Sub. to mort. 90,000
 President st, No. 107. Robert J. Hoguet and ano., exrs. J. Wardlaw, to Francis A. Wardlaw. as per bequest
 President st, s s, 450.8 e 8th av, 155x100. Mary S. and Charles A. Clark, New York, and Elizabeth C. wife of Peter S. Bogert, Brick Church, N. J., to Franklin P. Gordon, Jersey City. Mort. \$26,000. 27,000
 Park pl, n s, 209 e Carlton av, 22x131, h & l. Christopher C. Watson to William Spencer, Jr. 12,000
 Park pl, s s, 143.10 e 5th av, 20x100. Edward J. Duncomb, San Francisco, and Isabella R. wife of Adam H. Leich, to Henry C. Duncomb. Mort. \$2,500. 2,500
 Prospect pl, s s, 412.7 e 6th av, 21x100. Leonard Moody to Clara Koch. 10,000
 Pacific st, n s, 579.8 w Franklin av, 25x115.3x25 x110.10. Louis Bossert to Thomas Donnelly. Q. C. nom
 Palmetto st, s e s, 150 n e Broadway, 125x100. Philo P. Foote to Divine M. Munger. 6,000
 Palmetto st, s e s, 325 s w Central av, 50x100. Henry Spengler to Frederick Sigrist. 1,600
 Pulaski st, s s, 100 w Marcy av, 25x100. George R. Riley to M. Howell Topping. Mort. \$3,100. 4,100
 Pulaski st, s s, 350 e Stuyvesant av, 25x100. Lydia A. Pearsall to Martha A. Piper. Mort. \$2,800. 6,000
 Quincy st, n s, 220 w Sumner av, 20x100, h & l. Lester W. Beasley to Louise S. Jennings. Mort. \$3,000. 6,250
 Quincy st, s s, 180 w Patchen av, 60x100. Bernard Levino to Mary C. More. M. \$2,000. 6,000
 Ralph st, e s, 175 s Central av, 15x100. Julia A. wife of William H. Hogan to Charles W. Metcalf and Hannah F. his wife. 300
 Same property. Release mort. William Coit, exr. E. D., to Julia A. Hagan. nom
 Rush st, n s, 140.8 e Wythe av, 34.4x38.3x35.3 46.1. Richard Taylor to Joseph Taylor. 5,000
 St. Johns pl, n s, 100 e 5th av, 40x100. Oornelius E. Donnellon to Moses M. Vail and Hester M. his wife, New York, joint tenants. 3,000
 Stag st, s s, 275 e Waterbury st, 75x100. Mary S. wife of Charles S. Baker, formerly Schenck, heir C. Schenck, to Magdalena wife of Jacob Schneider. 2,250
 State st, n s, 125 e Bond st, 32.4x100, h s & ls,

Louisa wife of Paul Bouyon, Dansville, N. Y., to Thomas Stone. 4,500
 Sands st, s s, 100 e Bridge st, 50x102.6. Sands st, s s, 150 e Bridge st, 50x100. George Bidgood and Richard W. Robinson to Thomas Adams. 20,000
 Schermerhorn st, s w s, 196.4 s e Court st, 17.4x73.2x17.1x74.3, h & l. John Davis to John H. Lacey. Q. C. 1,671
 Troutman st, n s, 80 w Hamburg av, 20x100, h & l. George Hoffacker to Joseph F. Repp. nom
 Same property. Joseph F. Repp to Rosa wife of George Hoffacker. nom
 Troutman st, s e s, 425 s w Central av, 50x122.9 x54.8x144.9. Leonard Kober to John Stricker. Mort. \$3,000. 6,000
 Van Buren st, n s, 205 w Sumner av, 20x100, h & l. Ferdinand Sloat to Elisabeth M. Kookogey. Mort. \$3,000. 6,450
 Van Buren st, n s, 169.6 e Stuyvesant av, 15x100. Joseph Rodgers to James T. Bates. Mort. \$4,700. 7,500
 Vanderveer st, n w s, 100.8 n e Broadway, 75x100. John C. Schenck to Nelson Hamblin. 2,100
 Varet st, n s, 100 e White st, runs north 290 to Moore st, x east 75 x south 100 x west 25 x south 100 to Varet st, x west 50. Evander B. and William Wall, heirs Chas. Wall, to John Rueger. 1/8 part. Sub. to taxes, 1885, and assessments. 823
 Same property. Samuel M. Meeker, guard. Louise B. Wall, to same. Infant's share. 411
 Same property. Eliza A. Wall, widow, to same. Release dower in 1/2 part. 265
 Van Dyke st, n s, 80 e Conover st, 40x100. Partition. Franklin A. Paddock to Lawrence McKenna. 2,200
 Voorhees st or road, w s, adj C. B. Nostrand, 30x139.1 to Dooley st, Gravesend. Christian A. Goetz to Budweiser Brewing Co. 1,000
 Walworth st, w s, 470 s Willoughby av, 20x100. David J. Marrenner, New York, to William Graham. 3,000
 Walworth st, e s, 103 n De Kalb av, 20x100. Joseph A. Armfield to Sarah C. wife of John R. Newcomb. 3,700
 Warren st, s w s, 250 n w Smith st, 16.8x100. Julia A. Dickinson, widow, to Mary E. wife of William N. Dickinson. 7,000
 Willow st, No. 60, n w s, 25 s w Orange st, 25x100, h & l. Mary A. Evans, widow, to Abine J. Evans. 1874. Mort. \$3,750. 15,000
 South 1st st, n s, 75 e 6th st, 25x77. Francis T. Burr, Chicago, Ohio, to Marcus O. Burr. Mort. \$1,300. 3,500
 South 4th st, n e s, 50 n w 12th st, 25x95.2. Kate A. McCormick to Peter Blank, New York. 2,000
 4th st, n e s, 132.3 n w 6th av, 17.7x95, h & l. James Burrell to Frederick W. Sharp. Mort. \$4,000. 5,600
 4th st, n e s, 114.11 n w 6th av, 17.4x95. James Burrell to Frederick W. Sharp. 5,600
 4th st, n e s, 132.3 n w 6th av, 17.7x95. Frederick W. Sharp to Drusilla Loomis. 6,500
 4th st, n e s, 114.11 n w 6th av, 17.4x95. Frederick W. Sharp to Drusilla Loomis. Mort. \$4,000. 6,500
 4th st, n e s, 97.7 n w 6th av, 17.4x95, h & l. James Burrell to Sarah J. wife of Evart Bergen. Mort. \$4,000. 5,600
 4th st, n e s, 80 n w 6th av, 17.7x95. James Burrell to Sarah J. wife of Evart Bergen. Mort. \$4,000. 5,600
 North 6th st, No. 271, n s, 87.4 e Havemeyer st, formerly 7th st, 20x100, h & l. Robert Furey to John F. McGuiggan. nom
 10th st, s s, 161.8 e 6th av, 16.8x100. Emma B. Sheldon to Robert Williamson. 6,000
 Same property. Release mort. Asa W. Parker to Emma B. Sheldon. nom
 11th st, s w s, 317 s e 5th av, 18x100. William and Thomas Corrigan to George T. Hay. Mort. \$3,000. 5,750
 11th st, s w s, 293.7 s e 5th av, 18.5x100. William and Thomas Corrigan to Jesse Povey. Mort. \$3,000. 5,750
 14th st, s w s, 145 n w 3d av, 15x90, h & l. Kate wife of John C. Lincoln to Mary M. Stevens, Riverhead, L. I. Mort. \$800. 1,600
 23d st, No. 229, n s, 350 e 4th av, 25x100. Conrad Meister to Adolphine Thiem. 2,150
 24th st, s s, 260 w 4th av, 25x69x25x67. Release judgment. Henrietta Crocroft, admr. Jas. Crocroft, to Mary E. Stanton. nom
 46th st, s s, 250 e 3d av, 16.8x100.2. M. Howell Topping to John Peters and Elizabeth Peters. Mort. \$1,200. 1,600
 49th st, n s, 280 e 3d av, 40x100.2. Olof Mansson to Sophia Mansson. Mort. \$3,000. nom
 Same property. Sophia Mansson to Hilma Mansson. Mort. \$3,000. nom
 58th st, n s, 180 w 6th av, 60x100.2. Henry Kettelholdt to John and May Callahan. Mort. \$260. 310
 Albany av, w s, 20 n Pacific st, 20x87. Alexander F. Reid, New York, to Ann Banks. Q. C. nom
 Atlantic av, s w s, 775 n w Hamilton av, 50x229, Fort Hamilton. Ellen Tuomey wife of Jeremiah to Alena Tuomey. 110
 Bushwick av, n e s, 42.2 n w Myrtle av, 53.8x93.10x48x80.1. Joseph Bauer to Peter Eise-mann. Mort. \$1,500, taxes and assessments. C. a. G. val. consid
 Carlton av, w s, 146 s Flushing av, 24x100. Roswell Eldridge and ano., exrs. L. Abrams, to Samuel Parnson. C. a. G. 3,500
 Central av, s cor Harman st, 100x80. William H. Scott to James Gascoine. Release mort. 1,500
 Central av, s w cor Suydam st, 49.6x114x47.6x102, h s & ls. Charles Fuller, New York, to Jacob Bechtold. 7,000

Central av, s w s, extends from Wierfield st to Margaretta st and extending in depth to centre of old Bushwick road. Thomas S. Smith to Newbury H. Frost. Mort. \$5,000. 14,000

Central av, n e s, 25 n w Harman st, 25x100. Adam Hahn to Ludwig Kuntz. 1,100

Central av, n e cor Melrose st, 25x100, h & l. John Hoffmann, Sr., to John Hoffmann, Jr., joint tenants. Mort. \$3,000. 7,000

Clason av, e s, 388.3 n Myrtle av, 25x92.6x25x92.8. Release mort. Ella M. Bedell, formerly Place, to Daniel F. Dwyer. nom

De Kalb av, n w s, 248.10 s w Myrtle av, 20x65.9x20.1x63.3, h & l. Charles Pabst, Jr., to Christian F. Nolte. Mort. \$1,500. nom

Same property. Christian F. Nolte to Clara M. wife of Charles Pabst, Jr. Mort. \$1,500. nom

De Kalb av, s s, 70 w South Oxford st, runs west 20 x south 100 x east 11.7 x east 8.6 x north 98.4 to beginning. William H. Baker to Edward B. Fowler. Sub. to mort. \$4,000. nom

Same property. Edward B. Fowler to Emma A. Baker. Mort. \$4,000. nom

Evergreen av, e s, 100 n Myrtle st, 18x100, h & l. Louise Chapman, Syracuse, Carrie B. Hunt and Harry B. Smith, heirs D. E. Smith, and Jane R. Smith, widow, to Catharine E. wife of Edward N. Lynch. Q. C. nom

Same property. Franklin W. Taber et al., exrs. D. E. Smith, to Catharine E. Lynch. Mort. \$1,100. 1,600

Flatbush av, s w s, 7.10 s e Nevins st, runs southwest 25 to e s Nevins st, at point 28.3 s Flatbush av, x southwest along Nevins st 56.9 x southeast 85.9 x northeast 45.2 to Flatbush av, x northwest 106.9, h & l. Charles F. Codwise to William B. Randolph, Washington, D. C. Q. C. May 15, 1855. nom

Flatbush av, s w s, 7.10 s e Nevins st, runs southwest 25 to e s Nevins st at point 28.3 s Flatbush av, x southwest along Nevins st 56.9 x southeast 42.9 x southwest 35 x southeast 33.4 x southwest 0.5 x southeast 25 x northwest 20.10 x northeast 60.7 to Flatbush av, x northwest 106.9. Martha J. Codwise, Cornelia P. Randolph and Mary M. Turner, of Montgomery Co., Md., Harriet I. Pickett and Elizabeth G. Calvert, Washington, D. C., to Oliver Johnston. 85,000

Flushing av, s s, 436.2 e Delmonico pl, 25x100. George F. Eudter to John Bosch. 1,400

Franklin av, w s, 415 s Willoughby av, 25x100. Frederick A. Tiffany to The Saybrook Bank. Q. C. nom

Franklin av, e s, 60 s Atlantic av, 20x81.1. Philip Sullivan to William T. Cummings. Mort. \$700. 100

Gates av, n s, 329.2 e Reid av, 20x100. William Godfrey to Maggie A. Cornell. M. \$6,000. 11,500

Gates av, n s, 125 e Sumner av, 20x100. Release mort. Henry J. Powell to Elias H. Hawkins. nom

Gates av, n s, 145 e Sumner av, 20x100, h & l. Elias H. Hawkins to Mary Mulledy. Mort. \$5,000. 11,500

Same property. Sarah H. Powell to Elias H. Hawkins. Release mort. nom

Greene av, s s, 325.6 w Reid av, 17.9x100, h & l. John Doherty to Wilson Bobannan. Mort. \$4,000. 8,500

Hale av, e s, 425 s Division av, 28.3x100.2, New Lots. Daniel C. Van Valkenberg to George W. Van Valkenberg. 300

Hopkinson av, s w cor Herkimer st, 107x97.6. Elizabeth W. Aldrich, New York, to Alanson Trask. 4,500

Hopkinson av, w s, extends from Decatur st to McDonough st, 200x95. }
Decatur st, n s, 95 w Hopkinson av, 200x100. }
Edward P. Loomis to Joseph C. Hoagland. 16,000

Harrison av, s w s, 45 s e Lynch st, 22x100. John A. Dillmeier to Jacob Bossert. 3,500

Hudson av, s e cor De Kalb av, 34.7x100.5x18.5 x101.8. Elijah L. Robbins and ano., exrs. D. A. Robbins, to Thomas I. Murphy. 3,500

Kent av, s e cor North 6th st, 50x100. David and Grahams Polley to James D. Leary. 9,000

Kent av, s w cor Park av, runs south 19.8 x west 75 x south 50 x west 25 x north 69.8 to Park av, x east 100, h & l. Ellen Jones, widow, to Marion wife of Charles Degenhardt. Morts. \$2,250. 4,050

Knickerbocker av, south cor Palmetto st, 100x100. Justus Schoenwald and Mathilda his wife, joint tenants, to Austine Dubois and Henry Baden. 3,000

Lexington av, s s, 178 w Nostrand av, 16x100, h & l. John Broad to Robert M. Johnston. Morts. \$5,000. 6,000

Lafayette av, s s, 145 w Sumner av, 20x100. Patrick Connan to James D. Lincoln. Mort. \$4,000. 7,500

Lafayette av, s s, 165 w Sumner av, 20x100, h & l. Patrick Concannon to Caroline N. Hubbell, Sing Sing. Mort. \$4,000. 7,500

Lafayette av, s s, 216 w Bedford av, 18x100, h & l. Annie McCartin and ano., exrs. J. M. McCartin, to Joseph F. Ellery. 1/2 part. 3,000

Lafayette av, s s, 216 w Bedford av, 18x100, h & l. Joseph F. Ellery to Annie McCartin. 6,000

Lewis av, e s, 80 n Pulaski st, 20x100. William R. Baldwin to William Harney. 5,000

Locust av, w s, 700 n Liberty av, 50x100, New Lots. William Scott to John Norwood. 450

Marcy av, n e cor McDonough st, 100x100, hs & ls. Elizer G., Adelbert A., and Frederick H. Webster, of E. G. Webster & Bro., to Adelbert A. Webster. Mort. \$9,000. 24,720

Marcy av, w s, 23 s Hooper st, 22x80, h & l. Samuel Edgar et al., exrs. J. Edgar, to Lafayette Halsey. 7,000

Same property. Lafayette Halsey to Frederick E. Edgar. 7,000

Same property. Adelaide M. wife of and Oscar G. Dornin, Berkeley, Cal., to same. Q. C. nom

Marcy av, e s, 92 s Middleton st, 18x85. Frederick L. Voorhees to Jacob L. Voorhees. 1,500

Myrtle av, n s, 35.2 e Stockholm st, runs north 15 x northwest 15 to Stockholm st, x southwest 35.2 to Myrtle av, x east 35.2. Ann Smart to Maria Smith. Q. C. Correction deed. nom

Myrtle av, n s, 84.2 w Adelphi st, 20x82.6x20.5x87.6, h & l. Eliza D. Heatley, widow, to Gabriel Baum. Mort. \$6,000. 11,500

Same property. George W. Heatley to same. Q. C. nom

Nassau av, w s, 200 n 1st st, 75x150. Charles A. Caraher to Emily Gluckauf. 675

Norman av, s s, 25 w North Henry st, 50x95. William E. Sudlow to Owen, Mulligan. Mort. \$600. 1,300

Park av, n s, 58 e Hamilton st, now Waverly av, runs north 45 x north 50.8 x east 39.2 x south 58.8 x south 45 to Park av, x west 40, h & l. Mary D. Bressinger, widow, Austin E., Arnott M., Salletta M. and Whitfield P. Pressinger, heirs A. E. Pressinger, to William A. Ross. Q. C. Correction deed. nom

Same property. William A. Ross to John Seton. 4,700

Putnam av, n s, 200 e Marcy av, 25x100. Samuel M. Meeker and ano., exrs. W. Broistedt, to Mary A. Phelan. nom

Ridgewood av, s s, 50 e Hale av, 25x100, New Lots. Robert D. Miller to Mary C. Douglass. 300

Reid av, n w cor Putnam av, 50x100. Henry L. Bohlman to Margaretha Bohlmann. C. a. G. All title. nom

St. Marks av, s s, 57.8 w Clason av, runs southwest 100 x northwest 25.3 x northeast 40.2 to St. Marks av, x east 60.2. Contract. Phebe A. Couplin, widow, to Albert Woodruff. 625

St. Marks av, n s, 100 w Schenectady av, 22.2x125. William H. Caulfield to Emma wife of Harry Taylor. 600

Sea Side av, s s, 615.3 w Canarsie av, 225x180.6 to Bay View av, x 275x180.6, Canarsie. Anna E. Mackenzie, extrx. A. MacKenzie, and Thomas H. Newman and Charles W. Chase to Lucy M. Kirkby. Q. C. 600

Stuyvesant av, e s, 85 s Van Buren st, 15x100. New York av, s e cor Butler st, 240.7 to Douglass st, x 200x240.7x200. }
Release mort. Wallace W. Samuel, admr. Charles Samuel, to John Heyzer. 800

Stuyvesant av, e s, 85 s Van Buren st, 15x100. Van Buren st, n s, 169.6 e Stuyvesant av, 15x100. }
James T. Bates to Julia E. Rodgers. Morts. \$4,700. 7,600

Schnectady av, n e cor Diamond st, 100x225x101.4x245. }
Diamond st, s s, 100 e Schnectady av, 50x200, Flatbush. }
Jacob Ackerson, Franklin, N. J., to Joseph Marrette. Mort. \$200. 450

Throop av, w s, 42.3 n Lexington av, 19.3x90, h & l. John McDicken to Hannah Migel. 5,300

Union av, n s, 50 w Smith av, 25x100, New Lots. Edward H. Kidder to John T. Peters. 1,250

Vermont av, e s, 300 n Virginia av, runs north to Brooklyn and Jamaica pike, x northeast 112.10 x south 111.9 x east 100 to Wyckoff lane, x south 125.6 x west 206. }
Vermont av, e s, 75 n Virginia av, now Fulton av, runs north 150 x east 206 to Wyckoff av, x south 175 x west 100 x north 25 x west 106 to beginning. }
Virginia av, now Fulton av, s w cor Vermont av, runs south 100 x east 206 to Wyckoff lane, x north 100 to Virginia av, x 206. }
Broadway, n e cor Vermont av, 106x100. }
New Jersey av, e s, 50 s Baltic av, 50x100. }
Broadway, n e cor New Jersey av, 100x100. }
New Jersey av, e s, 100 n North Carolina av, 100x100. }
New Jersey av, e s, 325 s Virginia av, 50x100. }
New Jersey av, e s, 175 s Virginia av, 75x100. }
Pennsylvania av, e s, 59.4x110. }
Pennsylvania av, n e cor Broadway, runs north 200 x east 110 x north 100 x east 100 to New Jersey av, x south 300 to Broadway, x west 210. }
Sheffield av, e s, 75 s South Carolina av, 25x100. }
Sheffield av, e s, 150 s South Carolina av, 75x100. }
Pennsylvania av, w s, 200 s South Carolina av, runs south 200 to Broadway, x west 42.6 x north 100 x west 57.6 x north 100 x east 100 to Pennsylvania av, point beginning. }
Pennsylvania av, w s, 100 n North Carolina av, 100x42.6. }
Georgia av, n e cor Broadway, 100x150. }
Alabama av, e s, 100 s North Carolina av, 50 x 200 to Georgia av. }
Georgia av, w s, 25 n North Carolina av, 50x100. All in East New York. }
George D. Pitkin to Wolcott H. Pitkin, Albany, N. Y. 11,266

Van Sinderen av, e s, 206.2 s Atlantic av, 100x100, East New York. Edwin H. Atkins to The Long Island R. R. Co. C. a. G. 1,800

Webster av, n s, 464.8 e 1st st, section 79 map of United Freeman's Land Assoc. No. 2, Greenfield, 98x106.2x92x106.5. Benjamin Southerland to Ellen Keenan. 900

Wythe av, s w s, 32.10 s e Division av, 25x117.7 x-1x107.5. Rebecca M. and Emeline Pye and Elizabeth Antz, heirs P. Pye, to Rebecca Pye, widow. 4,000

Willoughby av, n s, 165 w Tompkins av, 20x100. Albert B. King to Henry R. King. nom

Sam. property. Henry R. King to Mary R. wife of Albert B. King. nom

Willoughby av, s s, 20 w Walworth st, 16x90. James M. Leavitt to Annie M. wife of Francis Guinand. 3,100

Waverly av, e s, 322.4 n Atlantic av, 25x49.1x25x48.4, h & l. Michael Nolan, exr. and trustee E. Sweeny, to John W. Sedgewick. 1,250

3d av, e s, 60.4 n 23d st, 20x100, h & l. David S. Arnott to Caroline Hermans. 4,000

3d av, easterly cor 53d st, 20.2x100. Thomas H. McGrath and ano., exrs. Michael McGrath, to Daniel Ryan. 1,500

6th av, w s, 40 n 21st st, 19.8x80. Bella Felzman, Newtown, L. I., to Mary S. Willets. Mort. \$2,000. 2,600

7th av, s e cor 13th st, runs east 147.10 x south 200 to 14th st, x west 60 x north 20 x west 87.10 to 7th av, x north 180. Carrie L. Clayton to Ransom F. Clayton. 15,000

18th av, s e s, 650 s w 86th st, 50x90.9x50.1x88.4, New Utrecht. John V. Van Pelt and Maria Van Pelt, widow, to William F. Meyers. 900

Interior lot, 50 e 12th st, and 75 s South 5th st, runs south 25 x east 24.6 x north 25 x west 24.6. John Marschall to John A. Bachmann. 575

Interior lot 80 n Atlantic av and 49 w Bancroft pl, runs west 16 x north 10x16x10. Christopher P. Skelton to Elizabeth Bebell. Q. C. nom

Interior lot, 80 n Atlantic av and 51 e Prescott pl, runs east — x north 10 x west 16 x south 10. Christopher P. Skelton to Matilda Kepler. Q. C. nom

Lots 862 to 865, inclusive, and 871 to 875, inclusive, block 26 map C. I. Lot property, New Lots. Henry H. Adams to Andrew F. Bedell. 1,100

Plot at Gravesend, 1 acre on Williamson's land. Ann E. Williamson, widow, Jaques S. and Richard Williamson to Mary Chappell. 800

Exemplified copy of last will and testament of James Edgar, dec'd.

Receipts of legacies under will of Mary Caulin and release of William R. Bell, admr. By the trustees of the Home for Aged and Orphans on Church Charity Foundation \$500, by Elizabeth Jones \$500, by Ann Bishop \$500, by Mary E. B. Jones \$2,500, by Ann Bishop \$400, by Geo. C. Bishop \$600, by Watkin W. Jones \$250, by Elizabeth Jones \$300, by Geo. C. Bishop \$250.

Receipt for \$200 due under a certain agreement and release. Norman Andrews, individ. and as exr. of Caroline Andrews, to William J. Callahan.

WESTCHESTER COUNTY, N. Y.

FEBRUARY 18 TO 24—INCLUSIVE.

EASTCHESTER.

Barkley, Charles A., to Clinton L. Barkley, n 1/2 lot No. 282 on s s 4th av, Mt. Vernon, 25x105. \$1

Barkley, Clinton L., to Adelaide B. Barkley, same property. 1

Owen, Robert J., to Charles F. Doepel, part lot No. 350 on w s 4th av, 25x105. 2,500

O'Leary, Jeremiah, to New Rochelle Water Co., lot on e s Ridge st, 416 ft from Centre st. 350

Trott, Eli, to Women's Christian Temperance Union of Mt. Vernon, n 1/2 lot No. 261 on w s 3d av, Mt. Vernon, 50x105. 1

Hartwick, Dorothea, to Lizzie A. Rankin, lot No. 918 on e s 12th av, Mt. Vernon, 100x105. 500

Karlbmann, Rosa, to Emma L. Cooley, part plots Nos. 6 and 7 on n s Washington st, 100 e Franklin av, 80x189. 1,200

Gade, Henry R., to Wm. H. Bard, lot No. 97 on w s 9th av, Central Mt. Vernon, 50x100. 150

Gaborde, William, to Lena Doell, lot No. 7 on n s Washington st, East Mt. Vernon, 31.7 x 80. 200

Devoe, Daniel J., to Henry Webb, part lot on e s 1st av, 33.4 n 5th st, 66.8x105. 800

MAMARONECK.

Griffen, Henry, to Phebe Field, 872 acres on White Plains road, adj grantee. 500

Same to same, 18 acres on w s White Plains road, adj Sarah McIntyre. 3,000

NEW ROCHELLE.

Rumsey, Cornelius, Matilda R. and Sylvester Marvin to Adrian Iselin, Jr., e s Liberty av, s s lands of grantee, 3 79-100 acres. 2,653

NEW ROCHELLE.

Lorenzen, Frederick, to James Hartery, lot No. 23, s e cor Centre and Oak st, abt 66x87. 450

Hull, Christian, et al., by Henry C. Henderson, ref., to Ann E. Grenzebach, lot on n s Main st, 100.3 w Centre st, and also lot on s s Huguenot st, adj Charles Roosevelt. 2,850

Stevenson, David, to John Metzger, 14 acres on s s lands formerly of E. J. Porter, adj C. D. Mead. 4,700

PELHAM.

Whelan, Catharine, to Edward Whelan, lot No. 403 on w s 2d av, at Pelhamville, 100x100. 200

Seaver, Harriett H., to Church of Redeemer, at Pelhamville, lot No. 62 on n s 2d st, 100x100. 350

WESTCHESTER.

Cave, Charles, to Daniel Owen, lots Nos. 1041 and 1086 on s s 10th av, Wakefield, 114x205. 300

WHITE PLAINS.

Smith, William, to John Buckhout, w s West Madison av, adj Harlem Railroad, 50x100. 250

YONKERS.

New York Life Ins. Co. to Edward Logan, lot No. 175 n w cor Glenwood and Park avs, 109 x200. 13,865
 Waring, Charles E., to Minnie E. L. de Loisselle, 2 lots on n s Fairview st, 225 e Park av, 50x 200. 1,800

MORTGAGES.

NEW YORK CITY.

FEBRUARY 19, 20, 22, 23, 24, 25.

Abrams, Betty, wife of Abram, to Catharine A. wife of Matthew Kane. 120th st. P. M. Feb. 20, 2 years, installs, 5%. \$2,000
 Abel, William H., to John Webb. 127th st, s s, 244 e 7th av, 15.6x99.11. Feb. 23, 1 yr, 5%. 8,000
 Same to same. 127th st, s s, 259.6 e 7th av, 15.6 x99.11. Feb. 23, 1 year, 5%. 8,000
 Bell, John, to Andrew Quist. Chisholm st, e s, 75 s Jennings st, 20x75. Feb. 22, 1 year. 200
 Banta, William, Brooklyn, mortgagor, with F. Augustus Schermerhorn and ano., trustees Adeline E. Schermerhorn, dec'd. Extension of mortgage. Dec. 19, 1885. nom
 Bendheim, Clara, wife of Henry M., to Ann Ball. 64th st, s s, 106 e 1st av, runs south 87.1 x east 5.8 x south 8 x west 5.10 x south 5.4 x east 25 x north 100.5 to 64th st, x west 25. Feb. 20, 5 years, 4%. 6,000
 Bouchelle, Mary E., to Margretta Steeger. Lexington av, w s, 51.2 n 76th st, 17x72.10. Feb. 19, 3 years, 5%. 10,000
 Brnham, Frederick A., to Henry Meuser, Brooklyn. 78th st, s s, 100 w 4th av, 17x102.2. Feb. 20, 5 years or installs, 5%. 15,000
 Buttlers, Marvin, to THE DRY DOCK SAVINGS INST. 14th st, n s, 263 e 3d av, 28.6x103.3. Feb. 20, due Mar. 1, 1887, 4 1/2%. 26,000
 Baer, Simon, to THE DRY DOCK SAVINGS INST. 4th st, s s, 98 e Av D, 23x96. Feb. 25, due Mar. 1, 1887, 5%. 6,000
 Bernard, Benjamin, to Isaac B. Tomkins. 10th av. P. M. Feb. 25, 6 months. 6,000
 Bloomingdale, Lyman G. and Joseph B., to Francis J. Schnugg. 60th st. P. M. Feb. 24, due Feb. 25, 1888. 4,000
 Cahn, Isaac, to Abigail B. Clark, Colchester, Conn. 113th st. P. M. Dec. 29, due Jan. 31, 1889, 5%. 1,200
 Callender, Isabella S., to Laura D. Staab, Chicago, Ill. 118th st. P. M. Feb. 15, due Feb. 21, 1887, 5%. 11,000
 Carraue, Cyrille, to Harriette M. Boyd and ano., extrs. Jas. M. Boyd. 3d av, 163d st, &c. See Conveys. Feb. 17, due Mar. 1, 1890. 45,000
 Same to Harriette M. Boyer. Grand st, No. 562, and No. 6 Lewis st, begins Grand st, n s, 40.1 e Lewis st, runs east 20 x north 100 x west 60.1 to Lewis st, x south 21.3 x east 40.1 x south 73.9. Feb. 17, due Mar. 1, 1890. 15,000
 Chamberlain, Hattie L., wife of George W. Chamberlain, to Christian H. Otten, Forkston, Pa. Morris av. P. M. Feb. 1, due Jan. 1, 1891, 5%. 1,500
 Charlton, Henry J., to Mary McK. Willis, Vineland, N. J. 137th st, s s, 75 w Alexander av, 16.1x100. Feb. 16, 3 years. 500
 Clark, Helen F., Independence, Kansas, and John H. and Harriet M. Williams, Rahway, N. J., to Hamilton R. Searles, committee of G. C. Foster, lunatic. 30th st, n s, 60 e 2d av, 20x90. Jan. 13, due Jan. 11, 1888. 2,500
 Clark, Helen F., Independence, Kansas, to John H. and Harriet M. Williams. Same property. All title. Indemnifies parties of second part, tenants in common of the premises, from any loss for joining in the above mortgage, which was for sole benefit of party first part herein. Jan. 13. nom
 Calvoer, Theodor F., to Henrietta W. Wilson. 10th st. P. M. Feb. 23, due Mar. 4, 1890, 1,960
 Chenoweth, Henry, to John J. Hughes. 101st st, n s, 160 e 3d av, 100x100.11. Sub. to mortg. \$40,000. Feb. 24, installs. 5,475
 Clark, Francis A., to George F. Johnson. 2d av, 97th st. P. M. Feb. 8, due Oct. 1, 1886, 5%. 12,125
 Clark, Evalina D. wife of James W., to Richard I. Brewster. Lexington av, e s, 32.2 n 83d st, 16x62.3. Feb. 24, 1 year. 1,500
 Cox, George F., to Clara Cox. University pl, e s, indeft, 44x83.3x150x100x107.10; Dey st, No. 15, s s, 25x85; also Broome st, No. 332 and 384, n s, abt 48 e Mulberry st, 35.2x97.2x26.6x 90.10. All title. Feb. 23, due July 3, 1886. 900
 Cunningham, Edward, to John M. Pinkney. 116th st. P. M. Feb. 8, 1 year or sooner, 5%. 35,000
 Deneufville, Anna M., Solomon B. and Sarah M., Maria L. Evans, Anna A. Halbran, William Evans and Emil Halbram to James Curry. 4th st, w s, 80 s West 12th st, 20x56.9. Feb. 16, 1 year. 500
 Deane, James A., to Washington Wilson. Madison av, 18 s 120th st, 5 lots. P. M. and building loan. 5 mortg., each \$2,800. Feb. 15. 14,000
 Same to same. Madison av, s e cor 120th st. P. M. and building loan. Feb. 15. 3,485
 Dickson, Cosslett, to Isais Meyer. 10th av. P. M. Feb. 15, 3 years, 5%. 2,620
 Dodge, Parthenia J., widow, to Katherine M. Lexow and ano., extrs. and trustees W. Ferris. 57th st, s s, 174.7 w Lexington av, 20x100.5. Feb. 19, 1 year, 5%. 3,000
 Dornbusch, Ernst, to Hugh McQuade. 110th av, s w cor 62d st, 25x100. Sub. to all mortg. Feb. 4, due June 1, 1886. 1,500
 Dugro, P. Henry, to THE DRY DOCK SAVINGS INST. 14th st, n s, 320.6 e 3d av, 23.6x103.3. Feb. 20, due Mar. 1, 1887, 4 1/2%. 26,000

Same to same. 14th st, n s, 202 e 3d av, 28.6x 103.3. Feb. 20, due Mar. 1, 1887, 4 1/2%. 26,000
 Egelton, Joseph, and Louise his wife, joint tenants, to Ezbon S. Westcott. Jefferson av. P. M. Jan. 11, 5 years. 575
 Eisner, Samuel L., to David M. Koehler. 47th st, Nos. 403-407, n s, 79.11 e 1st av, 70.1x100.5 x70.1x100.2. Feb. 19, due May 22, 1886, note. 10,000
 Same to Beatrice H. Phillips. 1st av, No. 845. P. M. Feb. 6, due Feb. 19, 1891, 5%. 9,000
 Ellacot, James F., to Florence Merritt, trustee for Isabella M. Hawley. 76th st, 489 w 9th av. P. M. Feb. 19, due Mar. 1, 1889, 5%. 15,000
 Same to James M. Varnum. 76th st, 507 w 9th av. P. M. Feb. 19, due Mar. 1, 1889, 5%. gold, 19,000
 Same to Louisa M. Howland. 76th st, 470 w 9th av. P. M. Feb. 19, due Mar. 1, 1889, 5%. gold, 20,000
 Same to Anna T. Theriat. 76th st, 450 w 9th av. P. M. Feb. 19, due Mar. 1, 1889, 5%. gold, 20,000
 Etzel, Joseph and Albert, to Franklin R. Barnes. Broome st. P. M. Feb. 5, 5 years, 5%. 5,500
 Finelite, Alexander, owner of equity, and David Finelite, party with Jane Buckman and ano., extrs. Ezra Buckman, dec'd. Agreement to extend reduced mortgage at reduced interest. Jan. 30. nom
 Forrestal, Redmond, to Michael H. Cashman. 79th st, 100 w 11th av. P. M. Feb. 16, due Feb. 19, 1888, 5%. 15,000
 Same to same. 78th st, 100 w 11th av. P. M. Feb. 16, due Feb. 19, 1888, 5%. 20,000
 Same to Charles Cashman. 79th st, 175 w 11th av. P. M. Feb. 16, due Feb. 19, 1888, 5%. 15,000
 Same to Honora E., wife of Nathaniel W. Hooker. 78th st, 200 w 11th av. P. M. Feb. 16, due Feb. 19, 1888, 5%. 10,000
 Same to Josephine Van Boskerck. 78th st, 250 w 11th av. P. M. Feb. 16, due Feb. 19, 1888, 5%. 10,000
 Freund, Meyer, to Bernheimer & Schmid. 1st av, No. 1026. Saloon and lease. Feb. 18, demand. 500
 Fischer, Mary, to Ferdinand Wigand. 3d av, w s, 80.5 n 57th st, 20x80. Lease. Jan. 30, 6 months, 5%. 380
 Frank, David, and Ferdinand Kurzman, to Edward Roberts. 1st av, 92d st. P. M. Feb. 24, 1 year, 5%. 22,500
 Fahrenkopf, Charles J., to Charles Fahrenkopf. Av A, e s, 72.1 s 5th st, 24x100. Lease. Feb. 23, demand. 16,900
 Gearon, Michael, to THE EAST RIVER SAVINGS INST. 115th st, s s, 351 w 3d av, 27x100.11. Feb. 12, 1 year, 5%. 12,000
 Germond, Wellington, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Lexington av, e s, 121.6 s 44th st, 19x90. Feb. 18, 1 year. 10,000
 Gavagan, Christopher, to Rebecca A. Marcher, Rochester, N. Y. Gambriil st, n s, 171.8 e Marion av, 25x100. Feb. 23, 5 years. 1,200
 Gerken, Henry, to THE IRVING SAVINGS INST. 8th av, s w cor 130th st, 20.5x80. Feb. 25, 1 year, 5%. 12,000
 Gleason, Amelia A., wife of Valentine, to THE MANHATTAN SAVINGS INST. 48th st, n s, 140 e 8th av, 20x100.5. Feb. 25, 1 year, 4 1/2%. 10,000
 Hayes, Mary A., to The Society for the Relief of Destitute Children of Seamen, New York. 41st st. P. M. Feb. 25, 5 years, 5%. 10,000
 Hicinbothem, Alexander, to Adam Weiffenbach. 145th st, s s, 99 e Willis av, 13.8x100, x west 12.8 x north 50 x west 1 x north 50. Feb. 24, due May 10, 1886. 3,750
 Same to same. 145th st, s s, 112.8 e Willis av, 13.8x100. Feb. 24, due May 10, 1886. 3,750
 Hahn, Nathan L., to David L. Eisner and ano., trustees Louis A. Eisner, dec'd. Broome st. P. M. Feb. 19, 5 years, 5%. 7,000
 Hodges, Mary E., to Edmund A. Gearon, Brooklyn. 45th st, No. 169, n s, 80 e 7th av, 20x75.5. Feb. 18, 2 months. 300
 Haber, Louis I., to District No. 1 Independent Order Benai Berith. 127th st, No. 118, s s, 191.8 w 6th av, 16.8x99.11. Feb. 23, 3 years, 4 1/2%. 7,000
 Halsey, George W., to Ambrose K. Ely. Washington av, w s, 50x150, indeft., 24th Ward. Feb. 6, 1 year, 5%. 5,000
 Hart, Henry C., to THE UNITED STATES LIFE INS. CO., New York. 6th av. P. M. Dec. 23, due April 1, 1887, 5%. 5,000
 Hoffmann, William, and Felix Rieger to Philip Krieger. 1st av. P. M. Feb. 24, due May 1, 1888, 5%. 10,000
 Isbill, Sarah C., to Dickson G. Watts. 81st st, n s, 186.11 w 9th av. P. M. Feb. 18, due Jan. 20, 1889, 5%. 20,000
 Janeway, Virginia, Bayonne, N. J., to Samuel Eddy, Morristown, N. J. 1st av. P. M. Feb. 20, due Mar. 22, 1886. 7,000
 Jans, George, to Elizabeth A. Wright. 3d av, No. 2243, n e cor 122d st, 25.3x105. Feb. 19, 2 years. 1,000
 James, Henry A., Pittsburgh, Kansas, to Frank E. Smith. All property of mortgagor, real or personal, and all property to which he is or may become entitled from estate of Frederick P. James, dec'd, with power to collect, &c. Feb. 12, notes. 1,300
 Johnson, Meta J. B., Red Bank, N. J., to Julius J. Lyons. Hudson st, w s, 19 s Jane st, 37.4x 53.3 x abt 31x55. Feb. 25, 2 months. 500
 Jackson, Rachel, widow, to Sarah Underwood, Newport, R. I. 10th av, w s, 54 n 23d st, 20x 60. Jan. 1, 3 years, 5%. 1,000
 Kilpatrick, Edward, to Isaac M. Dyckman.

Broadway or Kingsbridge road. P. M. Jan. 2, 3 years, 5%. 870
 Koenig, Mary, wife of Jacob, to THE EMIGRANT INDUST. SAVINGS BANK, New York. 27th st, n s, 221.8 w 7th av. P. M. Feb. 20, 1 yr. 4,500
 Kohler, Elizabeth, to Cynthia H. B. Clark. 14th st, n s, 235 e 3d av, 28.6x103.3. Feb. 20, 5 years, 4%. 15,000
 Knowles, Margaret, wife of and James, to John J. O'Reilly. 10th av, e s, 100 n 162d st, 25x 100. Feb. 20, 5 years, 5%. 4,000
 Kramer, Edward P., to Anna M. Kramer. 154th st, n s, lot No. 574 map Melrose South, 25x100. Feb. 20, 4 years, installs, 5%. 1,000
 Kane, William S., to Sarah K. Cowdin and ano., trustees E. C. Cowdin. 3d av, w s, 25 n 48th st, 18.10x76. Feb. 24, 3 years, 5%. 15,000
 Same to same. 48th st, n s, 76 w 3d av, 19x 100.5. Feb. 24, 3 years or sooner, 5%. 5,000
 Same to same. 3d av, n w cor 48th st, 25x76. Feb. 24, 3 years, 5%. 45,000
 Same to L. Napoleon Levy. 3d av, n w cor 48th st, runs north 43.10 x west 76 x north 56.7 x west 19 x south 100.5 to 48th st, x east 95. P. M. Feb. 24, 3 years, or sooner. 5,000
 Keilbach, Christina, widow, to THE GERMAN SAVINGS BANK, City New York. Chrystie st, e s, 125 s Rivington st, 25x100. Feb. 23, 1 year. 11,000
 Kilpatrick, Edward, to Mary L. Bulkley. 80th st. P. M. Jan. 14, 1 year, 5%. 18,000
 Kitchel, Margaret A. S., wife of and Charles H., to The House of Rest for Consumptives. 104th st, s s, 225 w 9th av. 25x100.11. Feb. 24, due May 1, 1891, or sooner as to \$5,000, 5%. 13,500
 Same to Alice I. Connolly. Same property. Feb. 23, 1 year. 1,000
 Knox, John A., to Newbury D. Lawton, New Rochelle. Washington av, n e cor Fletcher st, 148x100. Feb. 1, 3 years. 2,000
 Kraus, George J., to James Everard, of Madison, N. J. Bowery, No. 231. Lease. Feb. 20. credits and 2,500
 Kullmann, Adelbert, to Adolph G. Hupfel. Forrest av. P. M. Feb. 1, 3 years. 3,800
 Lipman, Henry, to Sarah M. Sandford, widow, Plainfield, N. J. 7th av, 129th st. P. M. Feb. 23, 2 years. 42,000
 Lion, Andrew, to Francis Keckeissen. 3d st. P. M. Feb. 23, installs, 5%. 11,500
 Ludin, John, George A. and Eugene C., New York, and Jules F. Ludin, of Wyoming Territory. 49th st, s s, 51 w 7th av, 18x55.5x18.2 x58.1. Jan. 23, 1 year, 5%. 2,500
 Luyster, William H., to James A. Striker. 53d st, n s, 175 w 8th av, 25x31.10x25x30.10. Feb. 20, 5 years, 5%. 3,000
 Lally, James J., to Camilla T. Archer. Clinton av, e s, 50 n Warren st, 25x100. Feb. 13, 5 years. 1,500
 Lamond, David, to Jeremiah Broderick. Tinton av, s e s. P. M. Feb. 16, 3 years. 250
 Lavelle, Dennis P., to Francis Duffy. 43d st, n s, 150 w 8th av, 25x100.4. Feb. 18, due Jan. 2, 1889, installs., 5%. 5,000
 Lee, James J., to Clifford C. Goodwin. 69th st. P. M. Feb. 20, 1 year. 3,000
 Lipman, Henry, to THE MUTUAL LIFE INSURANCE CO., New York. 114th st, s s, 250 w 8th av, runs west 120 to New av, also called Morningside av, x south 201.10 to 113th st, x east 95 x north 100.11 x east 25 x north 100.11 to beginning. Feb. 25, 1 year. 28,000
 Same to William H. Scott. Same property. P. M. Feb. 25, 1 year. 17,000
 Meinhardt, Josephine, wife of Ludwig, to Barbara Friedsam. 78th st. P. M. Feb. 16, due Mar. 1, 1888, 5%. 2,000
 Moser, Robert, to August C. Hassey. Stanton st. P. M. Feb. 25, 3 years, 5%. 10,000
 Same to Anna Sieke. Same property. P. M. Sub. to mort. \$10,000. February 25, installs, 5%. 6,500
 Murray, Margaureit, to Henry A. Bogert, trustee for the children of C. L. Bogert, dec'd. 3d av, s w cor 103d st, 25.3x105. December 15, 2 years. 22,000
 Myers, Lewis, to Stephen Merrihew and ano., trustees for Caroline M. Lockwood. 23d st. P. M. Feb. 5, due Feb. 25, 1891, 5%. 10,000
 Mattson Rubber Co. to William F. Cochran, Yonkers. College pl, w s, 75 n Barclay st, 23.11x111.9x24.9x111.6. Lease. Feb. 19, 3 years. gold, 13,000
 McArdle, Patrick, to Cecile Rusch, Edgewater, S. I., extrs. and trustee A. Rusch. Greenwich st, No. 662, w s, 66 n Barrow st, 18.11x 105.8x18.10x105.8. Feb. 20, 5 years. 7,500
 Same to George G. Wheelock, treasurer of The Alumni Association of the College of Physicians and Surgeons, New York. Greenwich st, No. 664, w s, 84.11 n Barrow st, 19.1x 106.5x19.2x105.8. Feb. 20, 5 years. 7,500
 Same to same. Greenwich st, No. 666, w s, 104 n Barrow st, 19x106.10x19x106.5. February 20, 5 years. 7,500
 McCabe, Hannah A., wife of James, mortgagor with Thomas P. I. Goddard et al., trustees J. C. Brown. Extension of mort. Dec. 6, 1885. nom
 Merritt, William J., to Walter and Albert E. Scott, of Walter Scott & Co. 95th st, s s, 100 e 10th av, 17x100.8. Feb. 16, 1 year. 2,500
 Michel, Nicholas, to Caroline M. Whitbeck. 37th st. P. M. Feb. 20, 5 years, 5%. 10,000
 Moore, Joseph, and James Kearney to Margaret Pearson. 3d av, 100.11 s 100th st. P. M. Feb. 19, 1 year. 10,000
 Same to Thomas Pearson. 3d av, 50.7 s 100th st. P. M. Feb. 19, 1 year. 20,000
 Machof, Wolf, and Sarah Liebgold, to Betsy Machof. Suffolk st, No. 84, e s, 84.6 Delancey st, 23x100. Feb. 18, 1 year. 500

McCallum, John, to John Castree. Edgecombe road, e s, at centre line 162d st if extended, runs east to Croton Aqueduct lands, x north 115 x west 112.9 to road, x south 116.8. Feb. 23, secures rent of Nos. 418-424 Washington st and No. 63 Vestry st.

Meinhardt, Ludwig, and Josephine his wife, to Samuel Riker, Newtown, L. I. 1st av, e s, 75.4 n 51st st, 25.1x74. Feb. 24, due May 1, 1891, 5%. 1,500

Merritt, William J., to William E. D. Stokes. 95th st, s s, 414 e 10th av, 34x100.8. Feb. 20, demand. 4,000

Miller, Jacob, Christian Reichert and Katharina Lochmann to Asher Weinstein and Rachel Richman. Norfolk st. P. M. Feb. 23, due July 1, 1886, 5%. 2,500

Moore, Patrick, to James Kearney. 2d av, n w cor 99th st, 151.3x105. Sub. to mort. \$30,000. Feb. 19, 4 months. 2,000

Mullaly, Julia, to Michael Cain. 11th av, No. 866, e s, 50 x 60th st, 25x100. February 24, demand. 866

Moore, Maurice, to Rosalie C. wife of Theobald W. Tone, Rochester. 59th st, s s, 325 w 7th av, 50x100.5. Feb. 19, installs, 5%. 85,000

Same to Augustus Acker, Castleton, S. I. Same property. Feb. 19, 3 years, 5%. 10,000

Murphy, Homer G., to Jane Humes. 117th st, s s, 310.3 w 3d av, 33.4x100.11. Sept. 18, 1883, note. 1,000

Niver, Norman L., to Mary C. Sudlow. 81st st. P. M. Feb. 17, due Feb. 20, 1889, 5%. 4,000

Parfitt, Charles R., to THE INSTITUTION FOR THE SAVINGS OF MERCHANTS' CLERKS. 86th st. P. M. Feb. 19, 1 year, 5%. 40,000

Price, Walter S., to John C. Overhiser. 134th st, n s, 75 w 8th av, 75x99.11. Sub. to mort. \$34,000. Feb. 20, demand. 2,000

Phillips, Frederick A., to Helen K. Sumner, trustee A. C. Sumner, dec'd. 124th st, s s, 225 e 3d av, 21x100.11. Feb. 23, 2 years. 8,500

Frager, Louis, to Mary F. Wheelwright, of Wilbraham, Mass. 115th st, s s, 150 e 2d av, 25x100.10. Feb. 24, 5 years, 4 1/2%. 6,000

Quackenbush, Frances L., to Amanda Bussing. Pyne st. P. M. Dec. 24, due Dec. 31, 1890. 400

Rafter, Edward, to Alfred A. Fraser. 4th av, 83d st. P. M. Feb. 23, due Feb. 22, 1887, 5%. 16,000

Roberts, Edward, to Mary L. Curtis, Sandy Hill, N. Y. 92d st, n s, 100 w 1st av, 50x100.8. Feb. 12, 1 year. 4,800

Rollwagen, Louis P., to Martha Johnston. 17th st, 459 w 2d av. P. M. Feb. 23, 1 year, 5%. 3,000

Same to same. Same property. P. M. Feb. 23, 5 years, 5%. 15,000

Reilly, Elizabeth and Mary, and Margaret wife of Peter Sweeney, to Lawrence Hughes. 49th st, s s, 60 w 3d av, 20x60. January 1, 3 years, 5%. 900

Salter, William H., to THE MUTUAL LIFE INS. Co., New York. 92d st, s s, 62.3 e Madison av, 102.3x100.8. Feb. 25, 1 year, 5%. 15,000

Schulz, Julius, to Henry Simmons. 81st st. P. M. Feb. 25, 1 year, 5%. 18,000

Simon, Estler, wife of and Solomon, to Jacob Rieser. East Broadway, No. 33, n s, 279.7 e Catharine st, 24.11x69.8x24.11x69.10. Feb. 18, due Feb. 20, 1889. 3,500

Sobel, Elias and Philip, to George Hildenbrand. East Broadway. P. M. Feb. 23, 6 months, 5%. 7,600

Saries, Mary S. and Elizabeth M., to Hickson Saries, exr. Mary S. Andrews. Downing st, n s, 240.1 w Bleeker st, 16.3x70.2x16.3x70.1. Feb. 17, 1 year, 5%. 2,333

Same to Elizabeth M. G. Saries. Same property. Feb. 17, 1 year, 5%. 1,668

Schnugg, Francis J., to Amos R. Eno. Av A, s w cor 79th st. P. M. Feb. 13, due Dec. 1, 1886, or sooner, 5%. gold, 30,000

Same to same. Av A, n w cor 78th st. P. M. Feb. 13, due Dec. 1, 1886, or sooner, 5%. gold, 32,500

Schreyer, John, to James N. Platt, South Haven, N. Y., trustee. 5th av, 118th st. P. M. Feb. 22, 1 year, 5%. 10,000

Skinner, Andrew J., to Charles A. Peabody, Jr. Cherry st, s s, abt 96 w Clinton st, 24x117.10 to Water st, 24x117.7. Feb. 18, 6 months. 10,000

Smith, William W., to THE BANK FOR SAVINGS, City New York. Wall st, No. 7, s w cor New st, runs west 23.2 x south 63.2 x east 26.9 to New st, x north 53.9. Feb. 23, 3 years, 4 1/2%. 10,000

Same mortgagor to same. Admission of notice of assignment of mort. and declaration as to the amount due, &c. nom

Savage, Judith, wife of William J., to Charles B. Curtis et al., exrs. and trustees Peter C. Cornell. 12th st, n s, 240 w 3d av, 20x103.3. Feb. 19, 5 years, 4 1/2%. 9,000

Schroeder, William, to George Ehret. East Houston st, No. 120, store and second floor. Lease. Feb. 20, demand. 2,000

Schweitzer, George, to Jacob Schmitzer. 2d av, No. 549, w s, 59.4 n 30th st, 19.8x77. Feb. 19, 3 years, 5%. 2,500

Scott, John S., to William C. Renwick, Oswego, N. Y., et al., exrs. W. R. Renwick. 112th st, n s, 95 e Madison av, 25x100.11. Feb. 18, 3 years. 14,000

Same to same. 112th st, n s, 120 e Madison av, 25x100.11. Feb. 18, 3 years. 14,000

Seaman, Matilda, wife of and John H., to THE EQUITABLE LIFE ASSUR. SOC., U. S. Van Nest pl, n s, 80 w West 4th st, 20x94.7x20x94.6. Feb. 20, due Jan. 1, 1890. 10,000

Sewall, Anna B., wife of and Charles, to Victor Fauche, Lyons, France. 78th st, s s, 133 w

4th av, 17x102.2. Feb 19, due Feb. 20, 1891, 4 1/2%. 10,000

Sherwood, Henry A., to Sarah L. Fairbanks. Fulton av. P. M. Feb. 16, 3 years, 5%. 2,400

Silverstone, Louis and Wolf, to Stephen Merrihew and ano., trustees T. Putnam, dec'd, for Edwin T. Putnam. Bayard and Baxter sts. P. M. Feb. 5, installs, 5%. 19,500

Smith, Sarah, wife of Alexander, to Mary A. Gwyer and ano., exrs. and trustees Chris. Gwyer. 117th st, n s, 187.6 w 3d av, 19x100.11. Feb. 19, 5 years. 7,000

Smith, Sarah, to Joseph Gottlieb. 117th st, n s, 187.6 w 3d av, 19x100.11. Feb. 19, installs. 400

Spears, William C., Clausen's Point, and Joseph Spears, to THE BANK FOR SAVINGS in the City of New York. 12th st, s s, 325 e 5th av, 19.9 x 103.3 x 22.3 x 103.3. Feb. 20, 1 year, 4 1/2%. 20,000

Stecher, Ignatz C., to Jacob Raichle. Norfolk st. See Conveys. Feb. 20, due Jan. 1, 1888, installs. 6,000

Teets, A. Alonzo, to Frederick W. Lockwood. 122d st. P. M. Feb. 19, installs, 5%. 4,500

Trinity Baptist Church, New York, to The Southern New York Baptist Assoc. 55th st, n s, 100 e Lexington av, 75x100.5. Feb. 26, nom. interest. 27,122

Thurston, Charles S., to Susan wife of Hugh S. McIlvain. 18th st, n s, 180 w 4th av, 20x92. Feb. 23, 3 years, 5%. 3,000

Trowbridge, Charlotte F., wife of Miner, Brooklyn, to Louisa Gwynne. Bristow st, w s, 172.6 n Jennings st, 100x53x100.11x59.3; also Bristow st, w s, 297.6 n Jennings st, part lot 17 map of sub. dis. Charlott F. Trowbridge property; Simpson st, e s, abt 200 s Lyon st, 50x100; Southern Boulevard, s w cor Lyons st, 32.11x96.11x21.7x10; Southern Boulevard, w s, 30 n 167th st, 30x75; Westchester av, north cor Kelly st, 75x39.4x39.4 to Kelly st, x75; also Kelly st, e s, 100 n Westchester av, 25x25.6; 165th st, s w cor Kelly st, e s, 125 Westchester av, 25x78.9x25x65.7; Tiffany st, 55.3x73x50x100; Westchester av, n e s, 100 n e Kelly st, 75x78.9, irreg., and also the strip laid out as rapid transit route. Feb. 17, 6 months. 2,000

Volta, Pius Clemente, to Benjamin and Gerson Siegel, of Siegel Bros. Mulberry st, No. 25, w s, 25x69 to Worth st, x 5.11 on Worth st, x 22.1x74. Feb. 16, 4 years, installs, 5%. 11,000

Weissenfels, Franz, to Alfred Barth. 160th st, s s, 250 w Elton av, 25x100. Feb. 20, 3 years, 5%. 700

Whipple, Nelson M., to Francis M. Jencks. 93d st, n s, 250 e 9th av, runs north 46.6 to s s Apthorps lane, x southeast 50 x south 44.4 to 93d st, x west 50, with all title in lane. Feb. 13, demand. 4,000

Wilson, H. Josephine, wife of and Robert, and D. T. Atwood, trustees of same, to Rosalie C. wife Theobald W. Tone, Rochester. 8th av, s w cor 123d st, 50.11x121.2 to Av St. Nicholas, x 59.9x152.5. Feb. 20, 60 days. 10,000

Wolff, Margaretha, formerly Schneider, wife of Charles E., to Zacheus Bergen et al., exrs. R. A. Robertson. 48th st, s s, 350 w 9th av. P. M. Feb. 20, due July 1, 1889, 4 1/2%. 7,000

Same to The New York Historical Soc. 9th av, e s, 50.2 s 48th st, 25.1x100. Feb. 20, due Mar. 1, 1889, 4 1/2%. 10,000

Wortmann, Sigismund B., to Mary R. Phelps, Brooklyn. 61st st. P. M. Feb. 19, 5 years, 5%. 5,000

Ward, Martha J., to John O'Neill. 11th av, w s, 22.5 s 37th st, 22x75. Jan. 2, 5 years, 5%. 2,500

Same to same. 11th av, w s, 76.5 s 37th st, 22.2 x75. Jan. 2, 5 years, 5%. 2,500

Same to same. 37th st, s s, 75 w 11th av, 25x75. Jan. 2, 5 years, 5%. 2,500

Same to same. 11th av, w s, 44.5 s 37th st, 22x75. Jan. 2, 5 years, 5%. 2,500

Werner, Philipp, and Caroline his wife, to Charles H. Hall. James st. P. M. Feb. 23, 5 years, 5%. 1,000

Wing, Charles U., Brooklyn, to George H. McAdam. 47th st, No. 633, n s, 475 w 11th av, 25x100.5. Jan. 23, 1 year. 500

Wood, Andrew, devisee A. Wood, to Joseph Loughlin and Ellen his wife. 150th st, s s, 145.3 e Morris av, 25x100. February 17, indemnity. 550

KINGS COUNTY.

FEBRUARY 19, 20, 22, 23; 24, 25.

Assip, John, and Daniel Buckley to Mary Rogers. 5th av, s w cor President st, 100x92. Feb. 19, due May 1, 1886. \$4,000

Aitken, Thomas, to Lizzie T. Aitken. Bergen st, n s, 249.9 w Bond st, 19.5x100. Feb. 23, 3 years, 5%. 4,000

Bohannon, Wilson, to John Doherty. Greene av. P. M. Feb. 24, 2 years. 2,500

Bott, Henrietta, wife of Christian, to Michael Seitz. Graham av, n e cor Seigel st, 25x100. Oct. 1, 6 years, 5%. 5,450

Baird, James, to Charles H. Kalbfleisch et al., exrs. M. Kalbfleisch. Grand st. P. M. Feb. 1, 1 year, 5%. 2,000

Baker, Fannie, wife of and Mason S., to George W. Forbell. Chestnut st, w s, 850 n 4th st, 25x150. 2d mort. Feb. 17, 5 years. 700

Berdan, Nellie C., wife of William H., to Henry C. M. Ingraham, trustee of Richard C. and Daniel K. Underhill. Hancock st, n s, 193 e Patchen av, 20x100. Feb. 11, 3 years, 5%. 5,000

Bertina, Joseph, to The Williamsburgh Savings Bank. Flushing av, s s, 250 e Tompkins av, 25x100. Feb. 18, 1 year, 5%. 3,600

Baker, Henry C., to Lewis D. Mason and ano., exrs. and trustees T. L. Mason. Hull st, s s,

133.9 w Stone av, 16.3x100. Feb 24, due Mar. 1, 1889. 2,500

Same to Mary J. Copland. Hull st, s s, 68.9 w Stone av, 16.3x80. Feb. 24, 3 years. 2,500

Same to same. Hull st, s s, 52.6 w Stone av, 16.3x80. Feb. 24, 3 years. 2,500

Bauer, August, to George Lunz. Huntington st. P. M. Feb. 25, 2 years, 5%. 1,000

Boyle, Bettie A., wife of Gardner, to Sophronia M. Fickett. Adams st. P. M. Feb. 18, installs. 500

Broad, John, to Charles M. Marsh. Lexington av, s s, 178 w Nostrand av, 16x100. Feb. 20, 2 years, 5 1/2%. 2,000

Burns, John, to Rnsell A. Green. North 5th st, s s, 125 e 4th st, 18.9x100. Feb. 23, 3 yrs. 300

Burrell, James, to Charles Downing, East Norwich, L. I. Tillary st, s w cor Pearl st, 30.6x59.11. Feb. 23, due Mar. 1, 1889, 5%. 4,100

Coe, Henry L., to Jane A. Morrison. Willoughby av, n w cor Hall st, 100x91.8. Feb. 24, 5 years, 4 1/2%. 25,000

Camp, Calvin B., to George G. Reynolds. Park pl, n s, 120 e Rogers av, runs north 127.7 x east 205.1 to Clove road, x southeast — to Park pl, x west to beginning. Feb. 20, 3 years, 5%. 4,000

Carney, Joseph, to Mary E. Fox. Grand st, s s, 175 e Humboldt st, 75x100. Feb. 19, 5 years, 5%. 6,000

Cooke, Katherine, wife of Charles, to Wilton G. Berry, general guard. S. Berry. Lefferts pl, n s, 192.11 e Clason av, 17.9x125. Feb. 19, demand. 1,000

Cole, Ellen, wife of and John W., to William Gannon. Coney Island creek, n s, adj land N. R. Stilwell, 30x50x—, irreg. Feb. 18, 2 years. 600

Cowperthwait, Frank H., to Edwin F. Knowlton. Kent av, s e cor Morton st, runs south 66.3 x east 100.5 x south — x east 25 x north 100 to Morton st, x west 93.5. Jan. 23, due Feb. 1, 1889. 10,000

Cox, Catherine, widow, to Martin Byrne and ano., exrs., &c., John Dorian. Franklin av, w s, 45.6 n Lexington av, 22x84.5; Franklin av, w s, 67.6 n Lexington av, 22.1x84.5x21.8x84.5. Feb. 23, 5 years, 4 1/2%. 10,000

Cozzens, Charles E., and William H. Barton, to Edward A. and George H. Boyd. Palmetto st, s e s, 90 n e Broadway, 20x100. 2d mort. Feb. 23, 1 year, 5%. 1,800

Crowell, Marietta, to Rebecca Payne. Herkimer st. P. M. Feb. 20, due May 1, 1887. 2,000

Davis, John, and John H. Lacey, to Ida F. and Harriet E. Hewlett, East Rockaway, L. I. Schermerhorn st, s w s, 196.4 s e Court st, 17.4x73.2x17.1x74.3. Feb. 24, due May 1, 1889, 5%. 2,500

Dibble, John L., to Isabella T. Redfield, Pittsfield, Mass. 14th st, s w s, 337.10 n 4th av, 20x97.8x20x93.2. Feb. 24, 5 years, 5%. 1,200

Dowling, William L., to Louise F. Watlington. 6th av, w s, 36 n Union st, 18x92. 2d mort. Feb. 9, due Aug. 13, 1891, 5%. 3,000

Same to Fanny M. Watlington. Same property. Feb. 9, due Aug. 13, 1891, 5%. 3,000

Demill, Jane Elizabeth, wife of and R. Austin, and Emilie wife of and Frederick Stemmler to Anna R. Van Nostrand, Newtown, L. I. Madison st, s s, 116.8 w Howard av, 16.8x100. Feb. 19, 3 years. 3,000

de Zavala, Henry, and Benjamin Armstrong to Caleb S. Woodhull. Hancock st, s w cor Throop av, 225x100. Feb. 19, demand. 1,500

Egelhofer, Henry, to Carolina M. Ongier. Elerly st. P. M. Feb. 18, due Feb. 15, 1896, 5%. 1,800

Edinger, Elizabeth Katrina, Caroline Brandon and Wilhelmina Vache to Frederick Schwendler and Henrietta his wife. Sumpter st, n s, 200 e Howard av, 25x100. Feb. 23, due Jan. 1, 1887. 125

Gordon, Franklin P., to Mary S. and Charles A. Clark and Elizabeth Bogart. President st. P. M. Feb. 20, 1 year. 26,000

Gauen, Ottilie, wife of Franz, to Michael Grob. McDougal st, n s, 133.11 w Howard av, 41.1x100x47.2x100.2. Feb. 24, due April 1, 1889. 600

Godfrey, William, to Joel W. Sherwood. Van Buren st, s s, 90 w Stuyvesant av, 60x100. Feb. 25, due May 1, 1886. 2,000

Graham, William, to Joseph F. Mosher. Wallworth st, w s, 470 s Willoughby av, 20x100. Feb. 24, due Sept. 15, 1886. 150

Guinand, Annie M., wife of Francis, to James M. Leavitt. Willoughby av. P. M. Feb. 24, 3 years, 5%. 2,000

Hays, Ann, widow, to Margaret Walters. Kent av, w s, abt 315 n Myrtle av, 25x100. Feb. 23, 3 years, 5%. 1,500

Hay, George T., to William Corrigan. 11th st. P. M. Feb. 1, installs. 1,500

Hawkins, Elias H., to Maria Mulledy. Monroe st, n s, 100 w Lewis av, 250x100. Feb. 25, installs. 7,000

Hyatt, Elizabeth O., wife of and Thaddeys, to The Emigrant Industrial Savings Bank, N. Y. 8th av, 9th av, 13th st and 14th st—the block. Feb. 25, 1 year. 13,000

Hermans, Caroline, wife of William, to Sarah M. Mygatt and ano., trustees Jacob A. Robertson, dec'd. 21st st, s s, 250 w 6th av, 50x70.4x50x65.7. Feb. 20, due May 1, 1889. 2,500

Same to David S. Arnott. 3d av. P. M. Feb. 20, 5 years. 2,200

Holbrook, David M., to Nathaniel H. Clement. Hancock st, n s, 325 e Stuyvesant av, 25x100. Feb. 12, 2 years. 250

Hathorn, Catharine R., Sara M., William W., Louisa and Thaddeus, to Celeste J. Ross. South 4th st, s s, 40 e 6th st, 20x69. Feb. 17, due Jan. 1, 1891, 5%. 500

Hyde, Richard, and Louis C. Behman, of Hyde & Behman, to George A. Powers, Samuel T. Payson, Harry E. Dodge and Edwin O. Read. Ocean Parkway. P. M. Feb. 19, 5 years, 35,000

Hyers, Samuel V., to Charles D. King and George W. Adams, of King & Adams. Cedar st, s s, 380.7 e Evergreen av, 20x81.6x20.1 x83.9. Feb. 1, 3 years. 1,500

Same to same. Cedar st, s s, 221.9 e Evergreen av, runs east 20 x south 82.7 x east 39.6 x south 79.9 x west 83.3 x north 34.9 x west 14.6 x north 117.3. Feb. 1, 3 years. 1,500

Jones, Samuel B., to James N. Mullarkey, trustee J. Sullivan, dec'd. Fulton st, Bridge st. P. M. Feb. 19, 5 years, 5%. 80,000

Same to Walter and Henry E. Parfitt. Same property. P. M. Feb. 19, 1 year. 5,000

Johnston, Oliver, to Martha J. Codwise, Cornelia P. Randolph, Mary M. Turner, Harriet I. Pickett and Elizabeth G. Calvert. Flatbush av. P. M. Feb. 6, due Feb. 20, 1891, 5%. 30,000

Keenan, Ellen, and Charles her husband, to Freeman Clarkson. Webster av. P. M. Dec. 1, 1886, due Dec. 1, 1888. 400

Kuntz, Ludwig, to Adam Hahn. Central av, n e s, 25 n w Harman st, 25x100. Feb. 16, 1 year. 100

Koch, Clara, to Leonard Moody. Prospect pl. P. M. Feb. 25, 2 years. 1,500

Kookogey, Elizabeth M., wife of William P., to Ferdinand Sloat. Van Buren st. P. M. Feb. 13, installs. 2,300

Leut, Sarah E., wife of John, to Alfred Stuckey. Bayard st, n w cor Graham av, 20x100x36.6x101.4. Feb. 24, 5 years. 3,500

Laughlin, John, to The Emigrant Industrial Savings Bank, New York. 9th av, easterly cor Prospect av, 137.8x-148x93.5. Feb. 15, 1 year. 5,000

Lynch, Catharine E., wife of and Edward N., to Franklin W. Taber et al., exrs. Dennis E. Smith, Evergreen av. P. M. Jan. 20, 3 years. 1,100

Lamb, James W., to The Williamsburgh Savings Bank. Harman st, n w s, 384.6 n e Evergreen av, 18.6x100. Feb. 20, 1 year, 5%. 1,800

Same to same. Harman st, n w s, 366 n e Evergreen av, 18.6x100. Feb. 20, 1 year, 5%. 1,800

Loughlin, John, to The Emigrant Industrial Savings Bank. 4th av, n e cor 9th st, runs north 200 to 8th st, x east 90 x south 14.7 x again south 186.6 to 9th st, x west 95.9; 9th st, n s, 100 e 4th av, 19.4x100. Dec. 29, 1885, 1 year. 45,000

Malaghan, John, to Edward Malaghan. Freeman st, n s, 225 w Provost st, 50x100. Feb. 23, 1 year, 5%. 600

Max, William, to John C. Shenck et al., exrs. I. C. Shenck. Washington st, w s, 288.3 s Fulton av, 50x95. Feb. 20, 1 year, 5%. 1,500

McCann, Margaret F., wife of Thomas M., to David Engel. Wythe av w s, 60 n Taylor st, 20x60. Feb. 23, 2 years, 5%. 2,000

McCartin, Annie, to William H. Garrison and ano., exrs. J. M. McCartin. Lafayette av, s s, 216 w Bedford av, 18x100. February 18, 1 year. 1,250

Same to Annie McCartin, guard. Henry J. McCartin. Lafayette av, s s, 237.1 e Tompkins av, 18.9x100. Feb. 18, 3 years. 3,700

McGrath, Anthony, to John W. Hilyard. 19th st, n s, 120 w 4th av, 20x100. February 15, 3 years. 2,800

McHugh, Patrick, to Herman Koehler and Samuel Goldberger, of firm of H. Koehler & Co. Hudson av, No. 59, n e cor Evans st, store and cellar. Lease. Feb. 20, demand. 772

McKee, Emma C., wife of and William, to Edward T. Hunt, exr. T. Hunt. 46th st. P. M. Dec. 11, 5 years, 5%. 640

Meyer, William F., to Jacob Kroeck. 18th av, s e s, 650 s w 86th st, 50x90.9x50.1x88.4. Jan. 21, installs, 5%. 2,000

Moore, Hiram, to Julia M. Scarlett. Nostrand av, n e cor Park pl, 175.7x100; Park pl, n s, 100 e Nostrand av, 100x255.7 to Prospect pl. Feb. 19, due Mar. 1, 1887. 3,500

Murphy, Thomas J., to Elijah L. Robbins and ano., exrs. D. A. Robbins. Hudson av, De Kalb av. P. M. Feb. 18, 3 years. 2,000

McGuigan, George M., John F. and Joseph E., to John O'Neil. Jackson st, s s, 169 w Lorimer st, 22.8x100. Feb. 19, due Mar. 1, 1889. 600

McKenna, Lawrence, to Jacob H. Gumble. Van Dyke st. P. M. Feb. 3, due Feb. 15, 1891. 1,500

Mead, Charles H., and Thomas Taft, to John A. Latimer and ano., trustees Julia C. Latimer. Quincy st, s s, 325 e Sumner av, 18.4x100. Feb. 20, 3 years, 5%. 2,000

Same to same. Quincy st, s s, 343.4 e Sumner av, 18.4x100. Feb. 20, 3 years, 5%. 2,000

Same to Charles J. Lowrey and ano., exrs., &c., B. W. Davis. Quincy st, s s, 361.8 e Sumner av, 18.4x100. Feb. 20, 3 yrs., 5%. 2,000

Same to Stephen T. Rushmore. Gates av, n s, 426.8 e Sumner av, 18.4x82. Feb. 20, 3 years, 5%. 2,000

Munger, Divine, to Philo P. Foota. Palmetto st. P. M. Feb. 25, due Mar. 1, 1888. 5,000

Murray, Hugh, to James P. Judge. Carroll st, n s, 55 e Van Brunt st, 20x70 x west 10 x south 10 x west 10 x south 60. Feb. 20, 1 month. 27

Newman, Albert, to William H. Mountfort. South 6th st, n s, 30 e Berry st, 17x54.5x13.6x53.2. Feb. 20, 3 years, 5%. 1,500

Newcomb, Sarah C., wife of John R., to Joseph A. Armfield, Jr. Walworth st. P. M. Feb. 23, due Mar. 1, 1889, 5%. 700

Oulton, Sampson B., to Asa W. Parker, Hempstead, L. I. 12th st, n s, 119.10 w 7th av, 99.8x100. Feb. 20, demand. 2,000

Parnson, Samuel, to Roswell Eldridge and ano., exrs. L. Abrams. Carlton av. P. M. Feb. 1, installs. 3,000

Phelps, Edwin D., to Arnold Alderton. Henry st, w s, 55.9 n Orange st, 21x74.4x21x74.6. Feb. 24, due Mar. 1, 1891, 4 1/2%. 8,000

Perry, Eli W., to Hubert Giroux. Marcy av, w s, 75 s De Kalb av, 25x100. Feb. 19, 3 years. 1,500

Palmer, Elizabeth, to William Middleton. Marion st, s s, 16.8 e Hopkinson av, 4 lots, each 16.8x75. 4 morts., each \$500. Feb. 8, due Feb. 1, 1887. 2,000

Peters, John T., to Gustav Kraetzer. Union av. P. M. Feb. 24, 3 years. 600

Povey, Jesse, to Thomas Corrigan. 11th st. P. M. Feb. 25, installs, 5%. 2,200

Randall, John J., Freeport, L. I., and William G. Miller to Daniel H. Homan. Lorimer st, s s, 175 s Nassau av, 15.2x75. Feb. 18, due Feb. 20, 1891, 5 1/2%. 1,800

Same to same. Lorimer st, e s, 190.2 s Nassau av, runs south 14.10 x east 60.8 x northeast 15 x north 10.7 x west 75. Feb. 18, due Feb. 20, 1891, 5 1/2%. 1,800

Ryan, Daniel, to Thomas H. McGrath and ano., exrs. M. McGrath. 3d av, 53d st. P. M. Feb. 17, 1 year. 1,000

Schaffer, Mary, to George W. Pearsall. 11th st, n s, 52.10 w 4th av, 17.8x100. Feb. 17, due Oct. 1, 1886. 150

Schwarzbach, Franz, to Henrietta wife of Frederick Debbe. Broadway, Eldert av. P. M. Feb. 20, 5 years, 5%. 1,300

Schmidt, Mathilda, to Charles A. Plath. North part lot 19A Commissioner's map Coney Island. Lease. Feb. 20, 1 year. 420

Schter, John, to Edward E. Kelley. Moore st, s s, 100 w Morrell st, 25x100. Feb. 24, 5 years, 5%. 1,600

Sheffield, Mary E., to Louise F. Watlington. 1st st, s s, 172 w 6th av, 18x100. Dec. 22, due Jan. 1, 1887. 1,000

Smith, William, to Peter Schneider. North 8th st, s s, 250 w 3d st, runs south 100 x west 28.6 x north 32 x west 1.6 x north 68 to North 8th st, x east 30. Feb. 18, 5 years, 5%. 6,500

Stewart, James W., to George H. Granniss. McDougal st, s s, 100 e Howard av, 75x188.4x76.10x171.6. Feb. 13, due Aug. 1, 1886. 12,000

Storey, Jeremiah T., to Mary J. Dorland, William G. C. Hunt, Charles A. Short and Teresa J. Hunt. Nevins st, Degraw st. P. M. Feb. 23, installs, 5%. 7,800

Sheldon, D. L. D., to Mary Lawrence. Fort Greene pl, w s, 269.6 n Fulton st, 20x100. Feb. 19, 5 years, 4%. 5,300

Stewart, James W., to George H. Granniss. Fulton st. P. M. Feb. 12, 1 year. 6,000

St. John, Mary C., to Sarah M. Crowell. Morton st, n s, 301 w Bedford av, 20x100. Feb. 19, 1 year. 1,000

Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Park av, s s, 305 w Marcy av, 25x100. Feb. 12, 1 year, 5%. 2,700

Spear, Robert, Jr., to William Laytin et al., trustees W. Laytin, dec'd. Myrtle av, s s, 24.3 e Prince st, 63.6x70x62.4x70. Feb. 19, 1 yr. 1,800

Sherman, Annie, wife of William, to Ellen Finster. Degraw st. P. M. Feb. 1, 5 years, 5%. 2,200

Smith, Eliza V., Sing Sing, N. Y., to Herman D. Most. President st, s s, 60 e Hicks st, 20x100. Feb. 20, due May 20, 1887. 1,500

Spencer, William, Jr., to Mary E. Drummond. Park pl. See Conveys. Feb. 25, 5 years. 8,000

Starkweather, Sarah A., widow, to The East Brooklyn Savings Bank. Monroe st, n s, 241.8 e Nostrand av, 16.8x100. Feb. 25, 1 year, 5%. 3,500

Stout, John H. and Charles S., to Eliphalet N. Anable. Sumpter st, s s, 390 w Stone av, 100 x87.4 to turnpike road, x southeast - x north 0.8 x southeast 80 x north 100. Feb. 23, due July 2, 1886. 6,000

Stricker, John, to Leonard Kober and Louisa his wife. Troutman st. P. M. Feb. 24, due Mar. 1, 1888. 500

Thiem, Adolphine, to Conrad Meister. 23d st. P. M. Feb. 25, installs, 5%. 1,650

The Centennial Baptist Church to William E. Sprague. Adelphi st, w s, 180 s Myrtle av, 100x100. Feb. 24, 1 year, 5%. 5,000

Taylor, Emma, wife of Harry, Ellwood, L. I., to Elizabeth W. Gilbert. St. Marks av, n s, 100 w Schnectady av, 22.2x125. Feb. 19, 1 year. 1,200

Thompson, George F., to Anna B. Cox, Bronxville, N. Y. Bergen st, s s, 219.9 e 6th av, 20.1 x131. Feb. 16, 5 years, 5%. 3,500

Same to George F. Bacon, Hartford, Conn. Bergen st, s s, 200 e 6th av, 19.9x131. Feb. 16, 5 years, 5%. 3,500

Tillotson, Francesca, and Isaac F. her husband, to Babetta Sceu. North 2d st, n s, 100 w Lorimer st, 25.6x-. Feb. 22, 1 year. 600

Van Sicken, Henry J., to Mary E. Stillwell. Gravesend av, w s, adj land N. R. Stillwell, 36.9x84.6x48x865. Feb. 23, 5 years, 3%. 2,000

Van Valkenburgh, George W., to Telesen Budion. Hale av, e s, 425 s Division av, 28.3 x100.2. Feb. 24, 1 year. 200

Voorhies, Stillwell, to Mary A. V. Johnson. Plot 5 map land of heirs A. Voorhies, Gravesend. Feb. 8, 5 years, 1,000

Worth, Sarah E., wife of and Philip, to Henry Loewenstein. Morrell st, w s, 75 s McKibben st, 25x100. Feb. 18, 2 years, 5%. 500

Westermann, Eibe, to Elizabeth Westermann, widow. Fulton st, n s, 145.11 w Bedford av, runs north 91.5 x again north 22.6 x west 11.1 x south 106.11 to Fulton st, x east 20. Feb. 25, 3 years. 1,000

Wisbauer, Charles, to Franz Hechinger. Scholes st, n s, 100 e Graham av, 25x100. Feb. 23, 3 years. 600

Wolf, William and Jeanett, to Frederick W. Wheeler, as trustee Clarina Brewster, dec'd. Fulton st. P. M. Feb. 24, due Jan. 27, 1891, 5%. 3,500

Wurzler, Joseph, to The Mutual Life Insurance Co., N. Y. Lafayette av, n s, 80 e Skillman st, 20x80. Feb. 23, 1 year, 5%. 3,000

Ziegler, Carl, to Amelia Ziegler. Newell st, e s, 100 s Nassau av, 25x100. Feb. 18, due 1891, 5%. 600

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.
FEBRUARY 19 TO 25—INCLUSIVE.

Appleton, Wm. H. and Wm. W., exrs. J. E. Cooley, to The 24th Ward Real Estate Assoc., New York. \$11,900

Boswald, Charles, to Jacob Rieser. 2,500

Cohn, Sophia, to Addison Candor, Williamsport, Pa. 3,000

Edwards, William D., to William H. Salter. 9,000

Fountain, Gideon, to The Commercial Nat. Bank, New York. 3,000

Gilligan, John, to Frank Reynolds. nom

Haines, Mary E., to Francis W. Haines. 5,000

Hughes, Anthony A., to Joseph E. Weston. 12,500

Johnson, George F., to Francis W. Haines, in consideration of certain releases delivered herewith.

Kelly, Lawrence and John, of James Kelly's Sons, to Alexander McSorley. nom

King, Le Roy, to Thomas O. Le Roy et al., trustees for Cath. Le R. Pott. 4,600

Kohler, Elizabeth, to Isaac Hochster. 8,115

Lynch, Thomas, to Mary A. Byrne. 2,250

Meigs, Henry, Jr., and ano., trustees, to Timothy Y. Brown, exr. E. D. Brown. 1,738

Mahan, Joseph H., to Mary Harrison. 11,424

Parker, John H., to Joseph Moore. nom

Platt, James N., et al., exrs. and trustees W. B. Lawrence, to The Bank for Savings, City New York. 150,000

Rieger, Felix, to Charles H. and William A. Graham. 1,250

Schultze, John S., to William R. Rose. 2,500

Same to same. 2,500

Tracy, Sarah F., exr. W. H. Tracy, to William D. Edwards. 9,000

The 24th Ward Real Estate Assoc., New York, to Wm. H. and Wm. W. Appleton, exrs. J. E. Cooley. 13,350

KINGS COUNTY.

FEBRUARY 19 TO 25—INCLUSIVE.

Ackerman, Albert H., to William R. Soper, exr. Abram Soper. \$1,200

Bauer, Emiel C., to Josephine K. Stone. 2,000

Blake, Elizabeth W., exr. A. Blake, to Elizabeth W. Blake, trustee for Mary M. Martindale. nom

Burrell, James, to Charles Downing. 900

Cassebeer, George A., exr. J. W. Sageman, to Heinrich Reuschenberg. 6,500

Clement, Nathaniel H., and Edward J. O'Flynn to Rose Howe. nom

Cole, Randolph H., to The Brooklyn Trust Co., as receiver. nom

Same to same. nom

Dunn, Samuel P., et al., exrs., &c., Jacob Travis, to Samuel P. Dunn et al., trustees Jacob Travis. 118,300

Same to same. 2,000

Same to same. 2,000

Same to same. 4,000

Dingee, John F., to Ida A. Dingee. 7,500

Fintel, Anna C., to John Mangels. 4,500

Granniss, George H., to Thomas Stephenson. 2,000

Guernsey, Sarah L., admrx. J. M. Schenck, to Peter M. Schenck. 1,000

Holmes, Frank H. and Mary S., to Susanna Delmert. 800

Hyde, Henry P., to Ann Stapleton. 400

Same to same. 300

Ivins, William M., Chamberlain City of N. Y., to Benjamin Floyd. 4,500

Jacoby, Julius, to Magdalena Uhres. 1,400

Kirtland, Anna T. E., to Sarah G. Skinner. 3,100

Leary, James D., to David and Grahams Polley. 3,000

Lefferts, John, to Edward D. White and ano., exrs. J. S. Thorne. 5,000

Marsh, Charles M., to Charles D. King. 1,200

Molloy, Catharine, to Rudolph Reimer. consid. omitted

Murphy, William E., to Frederika Behrens. 350

Powell, Sarah H., to Richard P. Merritt, exr. Benj. Merritt. 3,500

Punderford, James A., guard., to Lucy W. Whiting, guard., &c. nom

Raht, Charles, exr. Julius E. Raht, to Kate B. Minor. 7,500

Reimer, Rudolph, to Frederick Middendorf. 933

Reynolds, Charles H., to William and Ephraim Johnson. 3,250

Selbach, Lena, to Julius Jacoby. 1,000

Smith, Rosetta, Merrick, L. I., to Isaiah Thomas, Baldwins, L. I. nom

The Dime Savings Bank, Williamsburg, to Laurin J. Whiting. 3,000

Thomas, Isaiah, Baldwins, L. I., to Alfred S. Smith, Merrick, L. I. nom

Vyse, Ella B., to Theodore D. Dimon. 2,048

Wheeler, Nancy B., to Francis A. White, Brookline, Mass. 25,000

Wheeler, Nancy B., to Maria B. Nichols, Tarrytown, N. Y. 15,000

CHATTELS.

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.

FEBRUARY 19 TO 25—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names, addresses, and prices. Includes entries for Anderson, P. A., Beron, Louise, Birmingham & Mooney, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with names, addresses, and prices. Includes entries for Allen, Mrs. J., Betz, Anna, Birdsall, Mariana T., etc.

Table listing various goods and services with names, addresses, and prices. Includes entries for Altieri, P., Brengel, D., Becht, B., Beck, R., etc.

JUDGMENTS.

NEW YORK CITY.

February

Table of judgments in New York City for February, listing names, addresses, and amounts. Includes entries for Alden, Atwood, Alburts, Acker, Aaron, Atwood, Allshisky, Alexander, Alden, Austing, Burns, Baum, Barrett, Bradley, Bracco, Bischoff, Buckwell, Bartolomeo, Bronseur, Baker, Bergmann, Barret, Bowe, Bodine, Brosche, Bendit, Byrnes, Burke, Boxhorn, Buckley, Barber, Beckman, Berrien, Bassford, Blohm, Burrell, Clark, Chubb, Campbell, Cohen, Cathcart, Chichester, Carroll, Carpenter, Campbell, Camp, Condit, Clark, Cluna, Coger, Collins, Cook, Clark, Clenighen, Dell, Doty, Dalton, Dusenburg, Dore, Donohue, Drysdale, Dalton, and Donahue.

Table of bills of sale in Kings County, listing names, addresses, and amounts. Includes entries for Pollard, Poole, Petri, Pine, Reilly, Rossano, Robinson, Rothschild, Smith, Sprague, Salvador, Schindler, Stauber, Swift, Szklarewicz, Sutton, The Old Dominion, Thies, Thompson, Thorpe, Van Beuren, Vogelius, Wieman, Williams, Ward, Welteck, Wallingfeld, Wood, Woodhouse, and Baur.

BILLS OF SALE.

Table of bills of sale in Kings County, listing names, addresses, and amounts. Includes entries for Baur, Casey, Figueroa, Gemmer, Gray, Hedderdorf, Heffer, Holland, Huken, Mansfield, McCarthy, Ready, Redmond, Schott, Spenkoch, Szklarewicz, Warner, and Werner.

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Table of assignments of chattel mortgages in Kings County, listing names, addresses, and amounts. Includes entries for Bechstein, Goetz, Mullaly, and Schott.

KINGS COUNTY.

SALOON FIXTURES.

Table of saloon fixtures in Kings County, listing names, addresses, and amounts. Includes entries for Betzold, Baluka, De la Motta, Gohlhngorst, Lohmann, Lott, Markland, McHugh, O'Shea, Roche, and Schubotz.

HOUSEHOLD FURNITURE.

Table of household furniture in Kings County, listing names, addresses, and amounts. Includes entries for Benson, Biggs, Boyle, and Schott.

Table of miscellaneous items in Kings County, listing names, addresses, and amounts. Includes entries for Ball, Childs, Cody, Collins, Durbrow, Dutton, Dooley, Carlton, Eekl, Force, Fox, Freude, Haight, Hepburn, Holmes, Higgin, Howard, Jacobs, Kirby, Kuhn, Lahey, Lambert, Martin, McCabe, McGlincey, Muldoon, Pendleton, Pemberton, Peterson, Rosseau, Schuller, Shepard, Smith, Steele, Sammis, Snyder, Thompkins, Wheelan, Wines, and Young.

MISCELLANEOUS.

Table of miscellaneous items in Kings County, listing names, addresses, and amounts. Includes entries for American Carbon Co., Brown, Day, Essig, Farrell, Faust, Goeller, Hewitt, Kirby, Leonard, Lafferty, Michel, Mogk, Pecan, Patterson, Rogers, Rogers, Seely, Storwenel, Simonson, Standard Sign Co., Union Dairy Co., Wheeler, and Winnick.

BILLS OF SALE.

Table of bills of sale in Kings County, listing names, addresses, and amounts. Includes entries for Elbert, Ely, Healy, Huff, Jentz, Leonard, Maier, McKee, McKee, Shaw, Wehrmann, Zieseniez, and Dalton.

Table listing names and associated values. Columns include names (e.g., Dempsey, John S., Kypka, John S.), amounts (e.g., 1,460 67, 85 89), and other identifiers. The table is organized in three main vertical sections.

Table with 3 columns: Name, Address, Amount. Includes entries like Whitmore, James D., Wainright, W. L., Weiker, William, etc.

KINGS COUNTY.

Table of judgments for Kings County, February 20 to 26 inclusive. Includes names like Anvevine, Levi, Atwood, Othniel, Adams, Mrs. Julia, etc.

Table of judgments for New York, February 20 to 26 inclusive. Includes names like The exrs. of Geo. Schlegel, The Manhattan Railway Co., etc.

SATISFIED JUDGMENTS.

NEW YORK.

Table of satisfied judgments for New York, February 20 to 26 inclusive. Includes names like Armstrong, William, Appleby, Charles, Beringer, Leopold, etc.

Table of judgments for New York City, February. Includes names like Clark, Joseph E., Carlin, Patrick J., Cooke, Maria L., 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.

NEW YORK CITY.

Table of mechanics' liens for New York City, February. Includes addresses like Fifty-eighth st., North Third av., etc.

KINGS COUNTY.

Table of judgments for Kings County, February. Includes names like Plot 135 w Schenectady av, Meeker av, etc.

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

KINGS COUNTY.

February 20 to 26—inclusive.

Small table of judgments for Kings County, February 20 to 26 inclusive. Includes names like Baldwin, William R., Berg, Peter, etc.

Bay Ridge, Brandt & Co. agt Cath. I. and John McKay, owner, and John G. Porter.....	926 30
24 Flushing av, No. 644. Louis Bossert agt Mrs. Fredericks, owner, and A. Tummler.....	82 06
25 Broadway, n e cor Palmetto st, 100x160. George S. Harris agt Charles E. Cozzens and William Barton.....	672 62
25 Rockaway av, s e cor Hull st, 100x200. Same agt same as last.....	126 98
25 Dikeman st, No. 132, n e s, 150 s e Conover st, 25x100. M. Gibbons & Son agt Mary A. and John Carney.....	100 00
16 Hamburg st or av, s w cor Linden st, 25x100. Kasper Wahler agt G. Spah. (Corrects error in RECORD of Feb. 20).....	690 00

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

February	
20 Sixth st, s s, 251 w 1st av, 52.6 ft front. Lorenz Brandenburg agt Louis Darmstadt and Fred. Koopman. (Lien filed Oct. 23, 1885).....	\$38 24
23 First av, No. 112, e s, 37 s 7th st. James Gregory agt Bernard Westheimer and T. H. Stanley. (Dec. 4, 1886).....	80 65
24 One Hundred and Fourth st, No. 418, s s, 225 w 9th av, 25x100.11. Hamilton & Henry agt Mrs. M. A. S. Kitchel. (Jan. 23, 1886).....	5,437 27
24 1/2 Fifty-ninth st, Nos. 321 to 333 W., n s, 275 e 9th av, 125 ft front. Joseph Marren agt Richard H. Treacy et al. (Mar. 26, 1885).....	1,295 00
25 One Hundred and Eighth st, No. 189 E., s s, abt 100 w 3d av, 20x100. Charles Downey agt John A. Linscott, owner and contractor, and Josephine Linscott, reputed owner. (Feb. 20, 1886).....	250 00
25 Second av, s w cor 103d st, 25.9x100. A. Bernheimer agt Jos. Murray and McGrath & Dunlap. (Jan. 20, 1886).....	36 86
25 Same property. Thomas Hagan agt Margareit A. and Joseph Murray. (Dec. 15, 1885).....	219 00
25 Same property. Abraham Steers agt same. (Dec. 21).....	1,045 55
25 Same property. James F. Dolan agt same. (Dec. 31).....	50 00
25 Same property. John Bell & Sons agt same. (Jan. 2, 1886).....	102 17
25* Madison av, e s, abt 100 n Columbia av. John Kraill agt Chamberlain and Richardson and Mrs. Stonebridge. (Feb. 3, 1886).....	42 00

* Discharged by depositing amount of lien and interest with Clerk.
† Cancelled of record.

KINGS COUNTY.

February 20 to 26—inclusive.

Fifth av, No. 214, bet President and Union sts, skating rink. William Martin agt John Devliu, owner, and H. J. & W. S. Skinner. (Oct. 7, 1885).....	\$225 00
Same property. H. J. Skinner agt John Devlin. (Oct. 1, 1885).....	1,430 75
Broadway, n e cor Palmetto st, 100x160.....	}
Rockaway av, s e cor Hull st, 100x200.....	
See Liens. George S. Harris agt Charles E. Cozzens and William Barton. (Feb. 25, 1886.) Satisfies lien agt Broadway property for \$672.62 and agt the other property for.....	126 98
Diamond st, No. 93, w s, 175 s Nassau av, 25x100. Ulrich Barth agt Mary F. McCann, owner, and Jacob Schoeck. (Aug. 17, 1885.) (Dismissed by order of court).....	205 00

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, \$1.

NEW YORK CITY.

SOUTH OF 14TH STREET.

4th st, No. 306 W., five-story brick flat, 23x70, tin roof; cost, \$20,000; Daniel Rosenbaum, 126 Rivington st; ar't, William Graul. Plan 207.	
Eldridge st, Nos. 43 and 45, two five-story and basement brick tenem'ts, 24.6x87, rear 24.11, tin roofs; cost, total, \$33,000; Baum & Friedman, 101 Nassau st; ar'ts, Herter Bros. Plan 245.	
Grand st, Nos. 313-321, s w cor Orchard st, five-story brick and iron front store, 112.1x70, tin roof; cost, \$75,000; E. Ridley & Sons, 313 Grand st; ar't, P. F. Schoen; b'r, William Shears. Plan 237.	
Laight st, Nos. 70 and 72, five-story brick warehouse, 42.7x60.3, tin roof; cost, \$20,000; James Pyle, 215 West 45th st; ar't, T. R. Jackson; b'r, Hugh Getty. Plan 236.	
Rivington st, No. 229, five-story brick tenem't with stores, 25x51, tin roof; cost, \$12,000; August and Charles Ruff, 18 Hester st; ar'ts, Berger & Baylies. Plan 220.	
11th st, No. 520 E., one-story brick stable, 15x14.6, tin roof; cost, \$600; Gottfried Buehler, 537 East 12th st; ar't, William Graul. Plan 230.	

BETWEEN 14TH AND 59TH STS.

39th st, No. 440 W., five-story brick tenem't, 25x80, tin roof; cost, \$13,000; Joseph Becker, 438 West 39th st; ar't, Joseph Wolf. Plan 212.	
1st av, n w cor 56th st, five-story brick (stone front) flat, 22x74 and 70, tin roof; cost, \$18,000; Bernard Wilson, 337 East 58th st; ar'ts, Thom & Wilson. Plan 214.	
1st av, w s, 22 n 56th st, three five-story brick (stone front) flats, 25x59, tin roofs; cost, each, \$18,000; ow'r and ar'ts, same as last. Plan 215.	

1st av, w s, 97 n 56th st, five-story brick (stone front) flat, 17.8x59, tin roof; cost, \$16,000; ow'r and ar'ts, same as last. Plan 216.	
56th st, n s, 74 w 1st av, five-story brick (stone front) tenem't, 26x96, tin roof; cost, \$20,000; ow'r and ar'ts, same as last. Plan 217.	
20th st, No. 208 W., five-story brick tenem't, 25x69, tin roof; cost, \$14,000; Hugh J. Brady, 863 6th av; ar't, E. J. Reynolds; m'n, H. M. Reynolds. Plan 235.	
20th st, Nos. 403-409 E., two five-story brick tenem'ts, 25x80, and one five-story brick cigar factory, 50x50, tin roofs; cost, each building, \$20,000; ow'r and b'r, William F. Lennon, 124 East 84th st; ar't, A. L. Meyer. Plan 229.	
34th st, No. 342 E., rear, three-story brick shop and stable, 25x16, felt and gravel roof; cost, \$800; ow'r and b'r, E. D. Garnsey, 238 East 12th st. Plan 231.	
36th st, n s, 150 w 11th av, five-story brick silk factory, 58x95, tin roof; cost, \$25,000; Mrs. Fredericka Radle, 338 West 37th st; ar't, C. A. French; b'rs, not selected. Plan 232.	
2d av, s w cor 39th st, two five-story brick tenem'ts, 25 and 24.6x83 and 79, tin roofs; cost, \$22,000 and \$18,000; Gordon Bros., 230 East 42d st; ar't, G. A. Schellenger. Plan 254.	
39th st, s s, 100 e 11th av, four five-story brick tenem'ts, 25x84, tin roofs; cost, each, \$16,000; ow'r and ar't, same as last. Plan 243.	
11th av, s e cor 39th st, four five-story brick tenem'ts, corner 20.9x96, others 25x84, tin roofs; cost, corner, \$20,000, others, each, \$16,000; John Totten, 240 West 49th st; ar't, M. L. Ungrich; built by day's work. Plan 247.	
25th st, No. 305 E., five-story brick tenem't, 25x84.6, tin roof; cost, \$19,000; Conrad Schlosser, 301 East 26th st; ar't, Jobst Hoffmann. Plan 255.	
49th st, s s, 200 e 9th av, ten five-story brick tenem'ts, 25x84, tin roofs; cost, each, \$18,000; William Rankin, 253 West 51st st; ar't, John Miller. Plan 257.	

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

Lexington av, n w cor 115th st, five-story brick tenem't with store, 25x68; tin roof; cost, \$23,000; John W. Haaren, 338 Greenwich st; ar't, J. C. Burne; b'rs, not selected. Plan 203.	
Lexington av, w s, 25 n 115th st, five-story brick tenem't with store, 25x62; tin roof; cost, \$20,000; ow'r and ar't, same as last. Plan 204.	
Lexington av, w s, 50 n 115th st, two five-story brick tenem'ts with stores, 25x62; tin roofs; cost, each, \$20,000; ow'r and ar't, same as last. Plan 205.	
115th st, n s, 75 w Lexington av, five-story brick tenem't, 25x63; tin roof; cost, \$22,500; ow'r and ar't, same as last. Plan 206.	
63d st, s s, 55 w 1st av, one-story brick store, 20x25, tin roof; cost, \$1,200; Samuel Kempner, 246 East 53d st; ar't, T. J. Beir; b'r, F. Sackett. Plan 223.	
70th st, s s, 100 e Madison av, four-story and basement brick dwelling, 25x100.5, tin roof; cost, \$30,000; Mrs. Mary Herter, 36 West 58th st; ar't, C. W. Clinton; b'r, D. H. King, Jr. Plan 241.	
80th st, n s, 198 e Av A, rear, two-story brick stable, 75x23, gravel and felt roof; cost, \$4,000; Mathew Biglin, 431 East 79th st; ar't, John McIntyre; b'r, not selected. Plan 246.	
80th st, No. 227 E., four-story brick wagon factory, 25.5x102.2, tin roof; cost, \$10,000; Charles Meyer and C. Jacobson, 215 East 80th st; ar't, William Stauffer; b'r, not selected. Plan 219.	
82d st, No. 114 E., four-story brick (stone front) dwelling, 21.6x90, tin roof; cost, \$20,000; Frederick Becker, 249 East 82d st; ar't, John Brandt. Plan 225.	
Av A, e s, 52 n 70th st, five-story brick factory, 48.4x83, tin and iron roof; cost, \$25,000; Sarah J. Doying, Summit, N. J.; ar't and b'r, Ira Doying. Plan 224.	
Lexington av, Nos. 1804-1808, cor 112th st, three three-story brick (stone front) dwell'gs, 20.1 and 20x38, tin roofs; cost, each, \$6,000; Edward Vreeland, 1810 Lexington av; ar't, J. E. Terhune. Plan 221.	
3d av, n w cor 121st st, four-story brick (iron front) commercial building, 126x95, flat roof tinned, turrets slated; cost, \$125,000; G. H. Smyth, 127 East 127th st, as president of the Consistory; ar't, J. R. Thomas; b'rs, Reilly & Deeves and Thomas Overington; iron contractors, Cheney & Hewlett. Plan 227.	

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

64th st, s s, 200 e 10th av, five three-story and two four-story and basement brick dwell'gs, tin roofs; cost, each, \$12,000 and \$14,000; Manhattan Construction Co., 1 Broadway; ar't, W. B. Tutthill. Plan 208.	
70th st, n s, 175 w 9th av, five four-story and basement brick (stone front) dwell'gs, 20x60 and extensions, tin roofs; cost, each, \$25,000; George C. Edgar & Son, 159 East 72d st; ar't, G. A. Schellenger. Plan 222.	
104th st, n e cor 9th av, five-story brick flat with stores, 34x96.11, tin roof; cost, \$30,000; John J. Burchell, 1143 Park av; ar'ts, A. B. Ogden & Son. Plan 233.	
104th st, n s, 34 e 9th av, four four-story and basement brick (stone front) dwell'gs, 16.6x52, tin roofs; cost, each, \$12,000; ow'r and ar'ts, same as last. Plan 234.	
110th and 125th streets, between 5th and 8th avenues.	
123d st, n s, 421 w 6th av, three three-story and basement brick (stone front) dwell'gs, 20 and 19x54, tin roofs; cost, each, \$12,000; Frederick Aldhous, 233 West 123d st; ar't, J. C. Burne. Plan 256.	

NORTH OF 125TH STREET.

131st st, n s, 125 e 7th av, six three-story brick (stone front) dwell'gs, 16 and 17x50, tin roofs; cost, each, \$11,000; ow'r, ar't and b'r, Anthony McReynolds, 125 West 132d st. Plan 213.	
170th st, s s, 125 e 11th av, two-story frame dwelling, 20x30, shingle roof; cost, \$2,500; Mrs. Ann Cox, 161st st and 10th av; ar't, J. C. Kerby; Plan 211.	
10th av, e s, 100 n 162d st, three-story frame store and dwell'g, 25x60, tin roof; cost, \$5,000; James Knowles, 161st st and 10th av; ar't, J. C. Kerby. Plan 209.	
170th st, s s, 100 e 11th av, two-story frame dwelling, 22x40, tin roof; cost, \$1,500; Wolfgang Bundsmann, 521 West 41st st; ar't, H. Borchers; b'rs, P. Connelly and L. Ilseman. Plan 238.	
Audubon av, n w cor 167th st, four two-story frame dwell'gs, 18 and 22.7x40 and 34, tin roofs; cost, each, \$2,000; Patrick Merrigan, 503 Greenwich st; ar't, J. C. Kerby. Plan 228.	
St. Nicholas av, e s, from 129th to 130th st, eleven three-story and basement brick (stone front) dwellings, 18 and 18.11x50, tin roofs; cost, each, \$9,000; ow'r and b'r, John M. Ruck, 359 West 58th st; ar't, Andrew Spence. Plan 230.	
On rear of St. Nicholas av, e s, from 129th to 130th st, 80 e St. Nicholas av, eleven two-story brick stables, 18 and 18.11x25, tin roofs; cost, each, \$1,000; ow'r, ar't and b'r, same as last. Plan 240.	

23D AND 24TH WARDS.

173d st, e s, 50 n Monroe pl, two-story frame dwelling, 30x40.6, slated peak roof; cost, \$4,600; Max F. Schmitzberger, 214 West 32d st; ar't, J. C. Kerby. Plan 210.	
Washington av, No. 1965, three-story brick dwelling, 22x36, shingle roof; cost, abt \$4,500; Louis D. Appell, on premises; ar't and b'r, George Marshall, Mt. Kisco, N. Y. Plan 218.	
Gray st, n e cor Monroe av, two-story and attic frame dwelling, 22.6x27.6, and extension, shingle roof; cost, \$3,000; H. D. Dickinson, 1317 Washington av; ar't, C. H. Richter, Jr. Plan 242.	
Gray st, n s, 33.4 e Monroe av, two-story and attic frame dwelling, 22x28, and extension, shingle roof; cost, \$3,000; ow'r and ar't, same as last. Plan 243.	
Gray st, n s, 66.8 e Monroe av, two-story and attic frame dwelling, 22x28, and extension, shingle roof; cost, \$3,000; ow'r and ar't, same as last. Plan 244.	
Kingsbridge av, w s, 100 n Riverdale av, two-story frame dwelling, 16x32, and extension, shingle roof; cost, \$2,500; Isaac M. Dykman, Kingsbridge; ar't and b'r, S. L. Berrian. Plan 249.	
Kingsbridge av, w s, 100 n Riverdale av, one-and-a-half-story frame stable and carriage house, 26x18, shingle and tin roof; cost, \$700; ow'r, ar't and b'r, same as last. Plan 250.	
Ackerman st, e s 175 n Riverdale av, two-story frame dwelling, 16x26, shingle and tin roof; cost, \$1,100; ow'r, ar't and b'r, same as last. Plan 251.	
Kingsbridge av, w s, 200 n N. C. & H. R. R., abt 231st st, one and one-half story frame stable and wagon house, 34x20, shingle and tin roof; cost, \$1,100; Albert E. Putnam, Spuyten Duyvil; ar't and b'r, S. L. Berrian; m'ns, Sage & Wilkins. Plan 252.	
Walton av, Nos. 635 and 635, two four-story brick dwellings, 16.8x46, tin roofs; cost, each, \$6,000; Anna T. Dale, 172 East 120th st. Plan 226.	
Jerome Park race course, one-story frame temporary stable, 172.4x29.4, shingle roof; cost, \$1,800; Theo. Moss, treasurer Jerome Park Villa Site Co.; 543 Madison av. Plan 253.	

KINGS COUNTY.

Plan 200—20th st, No. 196, one one-story frame factory, 20x40, board roof; cost, \$400; Horatio Alger, Jr., 52 West 26th st, N. Y.; b'r, H. Schenck.	
201—Myrtle av, n w cor Bushwick av, one three-story frame (brick filled) store and tenem't, 46.2 x irreg, tin roof; cost, \$7,500; ow'r and b'r, John Vrooman, 712 Bushwick av; ar't, Th. Engelhardt.	
202—Palmetto st, s s 150 e Broadway, three two-story and basement brown stone dwell'gs, 20x42, tin roof, wooden cornice; cost, each, \$4,500; D. M. Munger, 96 Hancock st.	
203—Graham av, e s, 50 s Ten Eyck st, one three story frame (brick filled) store and dwell'g, 25x50, tin roof; cost, \$4,500; ow'r and ar't, George Becker, 234 Graham av, c'rs, John Rueger and Becker & Rehm.	
204—Clermont av, No. 471, e s, 201.11 s Fulton st, one three-story brick shop and dwell'g, 25.6x58, and one-story extension 25.6x25, gravel roof, wooden cornice; cost, \$5,000; ow'r, ar't and b'r, George Lowden, 155 Lafayette av.	
205—Driggs st late 5th st, e s, 50 n North 4th st, one one-story frame shop, 36.6x15, gravel roof; cost, \$200; John Pirkel, 246 5th st; ar't and b'r, E. Woods & Co.	
206—Montrose av, No. 35, one three-story frame (brick filled) tenem't, 25x56, tin roof; cost, \$4,500; Otilia and John Kraft, 35 Montrose av; ar't, F. Holmberg; b'rs, J. Frisse and J. Auer.	
207—Arlington pl, w s, 34 s Halsey st, four three-story and basement brown stone dwell'gs, 16.6x47, tin roofs, wooden cornices; cost, each, \$6,400; William Westlake, 4 Spencer pl; ar'ts, Otis & Burhaus; b'rs, E. T. Otis and W. H. Burhaus.	
208—2d st, n s, 71 e Bond st, two three-story brick tenem'ts, 25x50, tin roofs, wooden cornices; cost, each, \$5,000; Mary E. Lynch, 825 Union st; b'r, J. McLean.	
209—Putnam av, n s, 315 w Sumner av, two two-story and basement brown stone dwell'gs, 20 x45, tin roofs, wooden cornices; cost, each, \$4,800; ow'r, ar't and b'r, Chas. Isbill, 440 Putnam av.	

210—Marcy av, w s, 100 n De Kalb av, one four-story brick tenem't, 25x63, tin roof, wooden cornices; cost, \$3,900; ow'r and b'r, Michael Moran, 675 Gates av; ar't, J. D. Hall.

211—Reid av, e s, 80 n Lafayette av, one two-story brick store and dwell'g, 20x20; tin roof, wooden cornices; cost, \$700; ow'r and b'r, Wm. Reynolds, 400 Jefferson av; ar't, W. H. Reynolds.

212—Franklin av, e s, 60 s Atlantic av, one four-story brick store and tenem't, 20x60, tin roof, wooden cornices; cost, \$6,000; Philip Sullivan, 352 Patchen av; ar't, A. Hill.

213—Hamburg st, s w cor Prospect st, one three-story frame (brick filled) store and tenem't, 25x60, tin roof; cost, \$4,500; Mrs. Stehlin, on premises; ar't, H. Vollweiler; b'rs, J. Rueger and B. Guensch.

214—Central av, e s, 50 s Harmon st, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,200; ow'r and b'r, Ernest Loerch, 62 Himrod st; ar't, F. Holmberg.

215—Hull st, Nos. 15½ and 17, n s, 250 w Saratoga av, two three-story brick stores and dwell'gs, 18.9x45, tin roofs, wooden cornices; cost, each, \$3,500; Maria Baur, 101 McDougal st; ar't, C. Baur; b'r, J. Stout & Bro.

216—Hamburg st, s e cor Prospect st, two three-story frame (brick filled) tenem'ts, 25x55, tin roofs; cost, each, \$4,500; Margaret A. Connelly, 125 Ainslie st; ar't, C. E. Lynch; b'r, J. Rueger.

217—Van Buren st, s s, 96 w Patchen av, six three-story and basement brick dwell'gs, 17 and 18x42, tin roofs, wooden cornices; cost, each, \$4,000; ow'r and c'r, Wm. Godfrey, 548 Monroe st; m'n, W. M. Gibson.

218—Bogart st, No. 29, 25 from Varet st, one one-story frame stable, 14x14, board roof; cost, \$60; ow'r and b'r, A. Fahl, 29 Bogart st.

219—Palmetto st, n e cor Knickerbocker av, one one-story frame shop, 25x25, tin roof; cost, \$200; ow'rs, &c., Dubois & Raden, 300 Ainslie st.

220—Putnam av, s s, 255 e Tompkins av, one three-story and basement dwell'g, 20x42, tin roof, wooden cornice; cost, \$7,000; ow'r, ar't and b'r, Chas. Isbill, 440 Putnam av.

221—Ralph av, e s, 80 n Madison st, one two-story brick stable, 15x20, tin roof, wooden cornice; cost, \$350; John Ehlers, Ralph av and Monroe st; ar't and b'r, E. Sutcliffe.

222—Butler st, s s, 360 w Franklin av, one two-story brick store and dwell'g, 20x36, tin roof, wooden cornice; Michael Madden, 620 Grand av; ar't, A. Hill; b'r, W. Madden.

223—18th st, No. 352, s s, 200 w 7th av, one three-story frame tenem't, 25x52, tin roof; cost, \$4,850; Frank Hoff, 352 18th st; ar't, J. B. Harne; b'rs, H. Leverich and T. Phelan.

224—Smith st, s e cor Grinnell st, one two-story frame shop, 40x50, gravel roof; cost, \$800; E. I. Price and A. White, 38th and 39th sts; b'rs, White & Price.

225—23d st, No. 160, one one-story frame stable, 25x16, tin roof; cost, \$150; ow'r and b'r, Jno. Stabler, 140 21st st.

226—Duffield st, w s, 90 n Tillary st, one two-story frame (brick filled) dwell'g, 16.8x25, tin roof; cost, \$2,000; P. J. Rowan, 70 Duffield st; ar't and c'r, W. Walsh; m'n, G. Phillips.

227—Hull st, n s, 90 from Stone av, three three-story frame (brick filled) tenem'ts, 20x46, tin roof; cost, \$4,000; ow'r and b'r, Wm. Fink, 13 George st; ar't, H. Vollweiler.

228—Flushing av, No. 805, n e cor Humboldt st, one three-story frame (brick filled) store and dwell'g, 25.3x60 and 63.11, tin roof; cost, \$6,000; Philip Heinrich, 807 Flushing av; ar't, Th. Engelhardt; b'rs, J. Rueger and U. Maurer.

229—Stagg st, n s, 325 w Waterbury st, one three-story frame (brick filled) smith shop and tenem't, 25x55, tin roof; cost, \$3,500; Joseph Kennedy, 264 Stagg st; ar't, F. J. Berlenbach, Jr.; b'r, not selected.

230—Grand st, s s, 50 w Ewen st, one one-story brick store, 25 and 26x56, gravel and shingle roof, wooden cornice; cost, abt \$2,500; Gfroehrer & McCarty, 496 Grand st; ar't, F. J. Berlenbach, Jr.

231—McDougal st, No. 125, one three-story frame store and tenem't, 28x55, tin roof, brick cornice; cost, \$4,500; Wm. Schmidt, 123 McDougal st; ar't, H. Vollweiler; b'r, J. Hertlin.

232—Grand st, s s, 25 w Ewen st, one four-story brick and Belleville stone store and tenem't, 25x56, tin roof, wooden cornice; cost, abt \$6,000; ow'r, &c., same as plan 230.

233—Grand st, s w cor Ewen st, one four-story brick store and tenem't, 25x60, tin roof, wooden cornice; cost, abt \$6,000; ow'r, &c., same as last.

ALTERATIONS NEW YORK CITY.

Plan 237—Cliff st, No. 50, one-story brick extension, 25x10.6, glass and iron roof; cost, abt \$1,300; Simond's Manufacturing Co., on premises; ar't, A. F. Teale.

238—124th st, Nos. 222 and 224 W., front and internal alterations, iron beams and columns furnished; cost, \$800; Mary McKaegney, 222 West 124th st; ar't, G. M. Walgrove.

239—49th st, No. 57 W., two-story brick extension, 20x13, tin roof; cost, \$1,500; Johanna M. Williams, 24 West 49th st; b'rs, A. G. Bogert & Bro.

240—4th st, No. 219 W., n e cor Christopher st, raised one-story, and four-story brick extension, 25x30, tin roof; cost, abt \$15,000; Mary A. Hedden, on premises; ar't, E. H. Kendall; b'rs, A. G. Bogert & Bro.

241—113th st, No. 240 E., raised 4 feet; cost, \$1,000; ow'r, ar't and b'r, Thomas Gaffney, on premises.

242—Bleecker st, Nos. 33-37, internal alteration; cost, \$30; Albert Sichel, 164 East 81st st.

243—70th st, No. 430 W., two-story and basement brick extension, 7.8x10, tin roof; cost, \$1,000; ow'r and ar't, C. H. Lindsley, 233 West 120th st.

244—Mott st, No. 66, front alteration, iron beams and columns furnished; cost, \$1,000; Patrick Haran, 249 East Broadway; b'r, J. Harrington.

245—6th av, No. 19, new show window; cost, \$200; A. H. Shultke, on premises; b'r, L. Sibley.

246—31st st, No. 142 W., new show window; cost, \$160; William Auer, on premises; b'r, F. A. Schorer.

247—Church st, Nos. 320 and 322, new tank; cost, \$125; estate of John Paine; lessees, Passavant & Co.

248—Av A, No. 45, one-story brick extension, 29x20, tin roof; cost, \$2,000; Jacob Klingenstein, 712 East 5th st; ar't, C. Sturtzkoher.

249—Nassau st, No. 83, altered to office building; cost, \$20,000; Florence W. Bissell, 16 West 40th st; b'r, F. W. Moore.

250—17th st, No. 2 E., internal alteration; cost, \$500; T. J. Austin, on premises; b'r, J. Morley.

251—Broadway, Nos. 746-750, repair damage by fire; cost, \$12,000; O. B. Potter, 26 Lafayette pl, b'r, S. Weir.

252—Wooster st, No. 230½, attic raised to full story; cost, \$2,000; Sophia E. Meyer, on premises; ar't and b'r, T. B. Cassidy.

253—Broadway, No. 12, greater part of building taken down and rebuilt; cost, \$16,700; H. McK. Twombly, 10 Broadway; b'r, George Mulligan.

254—Attorney st, No. 97, attic raised to full story, galvanized iron lintels and sills; cost, \$2,000; Martin Grossman, 115 East 55th st; ar't, W. Graul.

255—11th st, No. 520 E., one-story brick extension, 17.6x30, tin roof, new show windows, &c.; cost, \$1,200; Gottfried Buehler, 537 East 12th st; ar't, W. Graul.

256—34th st, No. 342 E., driveway built; cost, \$35; ow'r and b'r, E. D. Garnsey, 238 East 12th st.

257—North Moore st, No. 21, front altered; cost, \$300; R. Uffelmann, on premises; ar't and br, A. C. McKenzie.

258—Division st, No. 245, front and internal alterations; cost, \$3,000; Simon Wronker, 223 Division st; ar't, C. Rentz.

259—8th av, No. 2340, one-story brick extension, 25x3, new front in first story, new foundations and cellar excavated; cost, \$1,800; D. W. Bishop, 15 East 24th st; ar't and b'r, W. Paul.

260—3d av, No. 817, new store front; cost, \$500; P. A. H. Jackson, 45 East 67th st; ar't and b'r, H. Simberlund.

261—1st av, No. 1153, cellar extended, 14x13; M. A. Furchenicht, 232 East 5th st; ar'ts, A. H. Blankenstein and H. Herter.

262—Liberty st, Nos. 18 and 20, internal alterations; cost, \$5,000; A. M. Lyons, 73 Cedar st; b'rs, Jeans & Taylor.

263—9th av, No. 736, new show window; cost, \$50; C. J. Swingmann.

264—East Broadway, No. 49, new show windows; cost, \$200; Jonas Holzwasser, on premises.

265—80th st, No. 214 E., one-story brick extension, 25x55.2; cost, \$1,000; Thomas Nugent, on premises; ar'ts, C. Graham & Sons.

266—104th st, No. 163 E., one-story brick extension, 28.6x25.6, tin roof; cost, \$1,200; H. C. Meyers, 1641 Lexington av; ar't, W. C. Thornton; b'rs, J. D. Karst, Jr., and H. Schluter.

267—113th st, No. 108 E., repair damage by fire; cost, \$600; J. B. Smith, 14 East 75th st; b'r, E. Smith.

268—3d av, No. 2270, one-story brick extension, 19.10x24, tin roof, internal alteration; cost, \$2,500; R. I. Brown, 9 West 120th st; ar't, R. Berger.

269—43d st, No. 209 E., new chimney stacks; cost, —; Mary Kleeman, 214 2d av; ar't, E. W. Greis.

270—3d av, n w cor 74th st, two-story brick extension, 20x21.11, tin roof; cost, \$2,000; C. F. Bruggemann, 165 East 11th st; ar't, J. H. Valentine.

271—81st st, No. 409 E., store in first story; cost, \$900; Jonas Weil, 327 East 51st st, and Bernhard Meyer, 305 East 57th st; ar't, G. W. Spitzer.

272—173d st, No. 715 E., raised half story and two-story frame extension, 10x36, felt and gravel roof; cost, \$300; G. C. Dressel, on premises; m'n, J. Trainor; b'rs, L. Lally and E. Chartraut.

273—10th av, Nos. 623-627, new front and internal alterations for stores and tenem'ts; cost, \$10,000; Abraham Ayres, 255 West 45th st; ar'ts, A. Pfund & Son.

274—104th st, n s, 72 w 3d av, new store front and internal alterations; cost, \$1,000; B. H. Eicks, 1892 3d av; ar't, A. Spence.

275—Broadway, No. 1132, new store front; cost, \$1,000; Glorvina R. Hoffman, 424 West 23d st; ar'ts and b'rs, B. & W. B. Smith.

276—Canal st, No. 407, front alteration and extension raised one story; cost, \$1,000; W. P. Douglas, 314 5th av; ar't and b'r, T. P. Mahon.

277—Av B, No. 36, stores changed and internal alteration; cost, \$1,500; Andrew Lion, on premises; ar't, W. Graul.

278—Riverdale av, n s, 50 w Ackerman st, one-story frame extension, 16x18; cost, \$100; I. M. Dyckman, Kingsbridge; ar't and b'r, S. L. Berrian.

279—Houston st, No. 489 E., one-story brick extension, 20x35, tin roof; cost, \$750; Christian Miller, on premises; b'rs, J. Fitzpatrick and C. Lehmann.

282—Houston st, No. 80 E., basement altered for store; cost, \$1,500; lessee, G. J. Kenny, 278 Mulberry st; ar't, J. E. Ware.

283—138th st, s s, abt 400 w 6th av, rear, frame building moved from 137th st; cost, abt \$50; Ignatz Kuntz, 137th st, bet 6th and 7th avs.

284—161st st, s s, 110 e St. Anns av, attic story raised; cost, \$600; A. G. Hupfel, 163d st, near 3d av; ar't, A. Pfeiffer.

285—Front st, No. 126, repair damage by fire; cost, \$4,000; Sarah A. Spicer, 52 East 57th st; ar't and b'r, H. D. Powers; m'n, W. H. White.

286—2d av, No. 693, first story front extended and internal alterations; cost, \$2,400; Max Frankenheim, 531 Lexington av; ar't, W. Graul.

287—16th st, Nos. 430 and 436, W., two-story brick extension, 120x28, gravel roof, walls taken down and rebuilt, iron beams and skylights furnished; cost, \$30,000; Bradish Johnson, Islip, L. I.; ar't, H. Edwards-Ficken; b'r, A. Gibbins.

288—3d av, No. 910, one-story brick extension, 25.3x32, tin roof; cost, \$2,500; Solomon Loeb, 37 East 38th st; ar'ts, Schwarzmann & Buchman.

KINGS COUNTY.

Plan 106—Franklin av, n e cor Pacific st, add one story; cost, \$1,500; A. Y. Fowler, 235 Jefferson av; ar't, W. Coots; b'rs, Jas. Powell and D. H. Fowler.

107—Meserole st, No. 93, one-story frame extension, 22x30, tin roof; cost, \$350; ow'r and ar't, J. Weberlowsky, 95 Meserole st; b'r, J. Rueger.

108—12th st, No. 134, foundation beneath; cost, \$150; ow'r, &c., J. Mahoney, on premises.

109—Bushwick av, e s, 80 n Stagg st, two-story frame extension, 16x12, tin roof; cost, \$250; M. Pressler, 316 Stockton st; b'r, J. Rueger.

110—Division av, No. 234, three-story brick extension, 25x13; gravel roof, wooden cornice; cost, \$500; ow'rs and b'rs, Gilmore & Trevor.

111—Bedford av, No. 69, s e cor Wilson st, add one story, also two-story and basement extension, 25x13; cost, \$4,000; Mrs. Jeffries, on premises; b'rs, W. L. Langridge and H. Adams.

112—7th av, Nos. 463, 470 and 472, lower floors of first story and substitute store fronts; cost, \$1,050; Mr. Tuttle, New York; c'r, William Brown, 253 Raymond st.

113—South 5th st, No. 109, one-story brick extension, 13x13, tin roof, iron gutter; cost, \$500; John Neor, on premises; c'r, G. Taylor.

114—Broadway, No. 131, rebuild rear pier; cost, \$75; Mr. Lynch; m'n, L. Hays; c'r, M. Kelsey, 66 Broadway.

115—Johnson av, No. 245, reduce building 5 ft in width by rebuilding one of side walls; cost, \$150; H. Miller, 141 Penn st; ar't, F. Holmberg; b'r, A. Reinhardt.

116—Pearl st, s w cor Gothic alley, extend the cellar under the entire building, put in new floors and stairs, rebuild portion of basement walls and put building in perfect repair; cost, \$4,000; P. V. Hickey, 137 Hoyt st; ar't, M. J. Morrill; m'n, P. J. Carlin; c'rs, Long & Barnes.

117—Grand av, No. 626, add one story on present extension; cost, \$350; Dennis Murphy, on premises.

118—Gates av, No. 654, one-story brick extension, 12x16, tin roof and cornice; cost, \$800; Max Wolf, 456 Gates av; c'rs, W. & J. Widmann.

119—Adelphi st, No. 96, flat tin roof, tin cornice, three-story brick extension, 8.6x12, and internal alterations; cost, \$2,000; Stephen Kratzburg, 183 Park av; ar't, R. L. Daus; b'rs, Long & Barnes.

120—Little Nassau st, No. 3, one-story frame extension, 16x24, tin roof, wooden and tin cornice; cost, \$200; John Mulligan, on premises; m'n, Jos. Taylor; c'r, Jno. McKeever.

121—Montrose av, No. 170, one-story frame extension, 25x32, flat gravel roof, wooden cornice; cost, \$275; ow'r, ar't and m'n, Geo. Steinmetz, on premises; c'r, J. Uhl.

122—9th st, No. 337, one-story brick extension, 14x12, tin roof, wooden cornice; cost, \$300; Chas. Long, 299 7th av.

123—Kent av, bet South 1st and South 2d sts, add one and two brick stories on main building, also rebuild the north, south and east walls of fourth story; cost, \$3,000; B. S. R. C., on premises.

124—Ewen st, No. 128, one-story frame extension, 25x50, tin roof, iron lintel in rear wall; cost, \$1,400; A. T. Ullman, on premises; ar't, F. Holmberg; b'r, U. Maurer.

125—Broadway, No. 553, one-story frame extension, 25x39, tin roof and gutter; cost, \$1,000; ow'r and ar't, Dan'l J. Ross, 178 Lewis av; m'n, Geo. Walsch; c'r, Jno. Rueger.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the two weeks ending February 26:

	Liabilities.	Nominal Assets.	Real Assets.
Babcock, J. A., & Co.	\$16,869	\$17,652	\$6,575
Granbery, D. W., & Co.	102,203	129,420	23,031
Hirsch, Simon	1,890	1,435	759
Kuschewsky, S. L.	24,684	2,350	500
Silk, Adolph	8,666	3,665	2,915
Sennhauser, Jacob	2,112	1,464	976
Surburg, John W.	22,749	13,882	7,747
Smith's Sons, C. H.	16,505	46,440	9,775
Ward, Everett	11,250	23,281	2,739

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Feb. 23 Hartel, Joseph (surviving partner of Hartel & Co., glass signs, 68 Centre st), to Charley Wolf; preferences, \$8,000.

20 Schwoitzler, Bernhard (fringes, 639 Broadway), to Manuel Oppenheim; preferences, \$1,776.
23 Theiss, Jacob B. (meat market, 2169 3d av), to J. C. Schreiner.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending February 20, 1886. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

MAINS.

31st st, bet 1st and 2d avs; water.
7th av, bet 110th and 124th sts; water.

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, February 23, 1886.

REGULATING, GRADING, & C.

New av, first west of 8th av, from 145th to 155th st. †
155th st, from 8th av to first new av west of 8th av. †

PAVING.

71st st, from Eastern Boulevard to the East River.*

SEWERS.

149th st, bet 7th and 8th avs. †
8th av, from 153d to 159th st. †

NUMBERS CHANGED.

53d st, from 4th to 5th av.*

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

February

21st st, No. 523, s w s, 375 n w 10th av, 25x91.11, four-story brick tenem't.
21st st, No. 526, s w s, 350 n w 10th av, 25x91.11, four-story brick tenem't.
by R. V. Harnett. (Leaseholds.) (Amt due on each \$3,125)..... 27

March

46th st, No. 617, n s, 250 w 11th av, 25x100.0x25x116.6, five-story brick store and tenem't, by C. S. Brown. (Amt due \$12,155)..... 1
147th st, n s, 100 w 7th av, as widened, 25x99.11, vacant, by J. F. B. Smyth..... 1
147th st, n s, 125 w 7th av, as widened, 25x99.11, vacant, by J. F. B. Smyth..... 1
Nassau st, Nos. 119 and 121, w s, 101.9 s Beekman st, 44x101.6 to Theatre alley, x45x101, six-story marble and brick building..... 1
Maiden lane, No. 20, s e cor Liberty pl, 21.7x5.6 to alley, x21.3x85.2, five-story brick and brown stone store..... 2
Liberty pl, Nos. 4 and 6, n w s, 91.3 n e Liberty st, 50.1x irreg, x37x80, six-story brick building, by R. V. Harnett. (Partition sale)..... 2
153d st, s s, 700 w Boulevard, runs west 88.10 to Hudson R. R. Co.'s land, x southeast 208.3 to 151st st, x east 30.3 x north 199.10 to beginning, with 1/2 of streets lying in front of above, three-story frame dwelling and two-story frame table on rear, by D. M. Seaman. (Amt due \$10,727)..... 2
32d st, No. 18, s s, 275.6 w 5th av, 24.6x38.9, four-story brick dwelling, by Scott & Myers. (Amt due \$20,750)..... 2
St. Nicholas av, e s, 112 n 124th st, 89.10x100, vacant, by R. V. Harnett. Sub. to taxes, assessments, &c. (Amt due \$30,361)..... 2
167th st, s e cor Vanderbilt av, 174x364.8x236x350, by J. T. Boyd. (Partition sale)..... 2
Morris av, e s, 58.9 n 151st st, 58.9x70, by H. Henriques. (Partition sale)..... 2
55th st, No. 27, n s, 475 w 5th av, 25x100.5, four-story stone front dwelling..... 3
56th st, No. 24, s s, 475 w 5th av, 25x100.5, four-story stone front dwelling..... 3
by P. F. Meyer. (Amt due \$52,619)..... 3
47th st, Nos. 440-444, s s, 280 e 10th av, 75x100.5, three five-story stone front tenem'ts, by J. T. Boyd. (Amt due \$7,760)..... 3
72d st, Nos. 159 and 155, n s, 210 w 3d av, 39.6x102.2, seven-story brick flat, by J. F. B. Smyth. (Amt due \$78,770)..... 4
St. Nicholas av, n e cor 124th st, 112x100, four five-story brick tenem'ts, unfinished, by R. V. Harnett. (Amt due \$36,420; prior incort. \$52,000; sub. to taxes, assmts., &c.)..... 4
20th st, No. 521, n e s, 275 n w 10th av, 25x91.11, four-story brick tenem't, by R. V. Harnett. (Leasehold.) (Amt due \$4,589)..... 5
6th st, No. 707, n s, 127.11 e Av C, 22.5x90.10, four-story brick tenem't, by J. F. B. Smyth. (Amt due \$5,575)..... 5
Woodruff av, n e s, 348 e Fairmont village, 75x156x75x154.6, West Farms..... 5
Woodruff av, n e s, adj above lot, 50x156..... 5
by J. F. B. Smyth. (Partition sale)..... 5
Broadway, w s, 96.7 n Battery pl, 162.4x200.8 to Greenwich st, x 151.10x170.8 to beginning; No. 5 Broadway and Nos. 5 and 7 Greenwich st, vacant; No. 7 Broadway, four-story stone front store and dwelling; Nos. 9 and 11 Broadway, and Nos. 9 and 11 Greenwich st, four-story brick storehouse and two-story frame (brick front) store, by R. V. Harnett. (Amt due \$41,240)..... 6
21st st, No. 514, s s, 200 w 10th av, 25x91.11, four-story brick tenem't..... 6
21st st, No. 512, s s, 175 w 10th av, 25x91.11, four-story brick tenem't..... 6
by R. V. Harnett. (Leasehold.) (Amt due \$3,027 and \$1,480 respectively)..... 6
Spring st, No. 335, n w cor Washington st, 20x60, five-story brick store and tenem't, by J. T. Stearns, at City Hall. (Surrogate's sale)..... 6

KINGS COUNTY.

Bergen st, n s, 360 e Grand av, 15x110..... 27
Bergen st, n s, 345 e Grand av, 15x110..... 27
by T. A. Kerrigan, at 35 Willoughby st..... 27

Lorimer st, e s, 40 s Ten Eyck st late Wyckoff st, 20x60, by C. J. Fox, at 45 Broadway, E. D..... 27
Imlay st, n w cor Bowne st, 20x20, by J. Cole, at 339 Fulton st..... 27
Dean st, s s, 231.4 w Underhill av, 25x100, by T. A. Kerrigan, at 35 Willoughby st..... 27
March
Atlantic av, n s, 300 e 3d av late Powers st, 45x90, by J. Cole, at 389 Fulton st..... 1
Clason av, s e cor Wallabout late River st, 13.4x70.10x15.3x70.6..... 1
10th st, n s, 328.3 w 5th av, 17.6x100..... 1
10th st, n s, 261.7 w 5th av, 16.8x100..... 1
10th st, n s, 211.7 w 5th av, 16.8x100..... 1
10th st, n s, 278.3 w 5th av, 16.8x100..... 1
10th st, n s, 311.7 w 5th av, 16.8x100..... 1
by Cole & Murphy, at 379 Fulton st..... 1
Clason av, w s, 247.11 s Myrtle av, 15.7 x irreg x 16 x100, by Cole & Murphy, at 379 Fulton st..... 2
Baltic st, s s, 430 e 4th av, 20.4x55.8, by H. Graves, ref., at Court House..... 2
Washington st, n e cor G st, 50x100, by Chas. A. Seymour, at 379 Fulton st. (Partition sale)..... 3
Park av, n w cor Adelphi st, 30.10x91.11x39.3x100, by T. A. Kerrigan, at 35 Willoughby st..... 3
Dodworth st, s s, 331.6 e Broadway, 25x91.6, by J. Cole, at 389 Fulton st..... 3
North 2d st, n s, abt 45 w 4th st, 25x-- to North 3d st, by C. J. Fox, at 45 Broadway, E. D..... 4
Braxton st, n s, 193.7 e 9th av, 104.3x106x109.8x101.1, by J. Cole, at 389 Fulton st..... 4
South 3d st, n s, 25 w 2d st, 25x-- by Cole & Murphy, at 379 Fulton st..... 4
Plot beginning at a point 149.10 n w 4th av and 56.10 s w Baltic st, runs southeast to centre line old Gowanus road and 94 southwest Park pl, x south and southwest along said centre line to point 37 southwest Lincoln pl, x north 16 to n w s old road x still n w to centre line 5th av, x northeast along centre line 5th av until it intersects the centre line Douglass st, x northwest along said st until it intersects centre line 4th av, x northeast along centre line 4th av until it intersects a line drawn at r. a. to 4th av across 4th av at a point 100 n e from n s Butler st, x northwest parallel with Butler st to land formerly of Bushnell & Bussing x north to beginning, 117 lots and parts of lots, by Cole & Murphy, at 379 Fulton st. (Partition sale)..... 4
North 5th st, s w s, 50 s 5th st, 25x75, by Taylor & Fox, at 45 Broadway, E. D. (Partition sale)..... 6
Columbia st, e s, 267.1 n Pierrepont st, 33.3x101, by J. Cole, at 389 Fulton st..... 6

LIS PENDENS, KINGS COUNTY.

Fleet pl late Carll st, w s, 55 n Johnson st, 21x72.3. Abraham Hegeman, trustee R. Hegeman, agt Francis L. Cutts; att'ys, A. & J. Z. Lott..... 11
2d st, n e s, 158 s e 7th av, 40x100. Hans S. Christian agt H. F. A. Smith et al.; foreclos. mechanic's lien; att'y, G. V. Brower..... 18
2d st, n s, 158 e 7th av, 40x100. Hans S. Christian agt H. F. A. Smith et al.; foreclos. mechanic's lien; att'y, Geo. V. Brower..... 18
Carroll st, s s, 154 e Smith st, 20x97.10. John E. Byrne and ano., exrs. Cath. C. Culp, agt Edgar J. Smith et al.; att'y, D. M. Helm..... 19
Macon st, s s, 45 w Tompkins av, 20x100. Andrew Luke agt Mary M. wife of and Thomas S. Pomeroy; att'ys, G. S. & J. H. Stitt..... 20
Bainbridge st, n s, 99 w Lewis av, 140.10x100. James S. and Geo. F. Simpson agt Alvin Hagar et al.; att'y, A. G. McDonald..... 20
Clinton st, s e cor Nelson st, 20x90. Louisa Cordes agt Hannah H. Cordes et al.; att'y, J. B. Meyenberg..... 20
21st st, s w s, 225 n w 6th av, 75x70.4x75x63.2. Action to declare a certain deed to be a trust deed. Herman Bongards et al., agt Caroline Hermans et al.; att'y, A. Simis, Jr..... 23
Degraw st, n e cor Nevins st, 225 to Gowanus canal x 100. Jeremiah T. Story agt David Hunt et al.; partition; att'ys, Hurd & Grim..... 23
16th st, s s, 89.10 e 7th av, 16x100. Ralphina Kirkman agt George W. Nelson; att'y, J. M. Greenwood..... 23
Lee av, w s, 40 n Ross st, 20x80. William F. Garrison, trustee Charlotte Guild, agt John B. Thomas; att'ys, Jackson & Burr..... 24
6th av, n e cor 14th st, 200 to 13th st, x97.10. Asa W. Parker agt Eliza L. Lincoln, et al.; att'y, A. W. Parker..... 24
31st st, s w s, 100 s e 4th av, 25x100.2. Ira M. Lang agt Michael Owens; att'y, M. H. Topping..... 24
Baltic av, s s, 75 w Van Siclen av, 25x100. Elizabeth Garretson agt Edward Harvey et al.; att'ys, Eastman & Garretson..... 25
Georgia av, e s, 125 n North Carolina av, 50x100. Augustus P. McGraw agt Elizabeth A. McGraw et al.; partition; att'y, H. W. Bates..... 25
Myrtle av, s w cor Adelphi st, 98x104.7x116.9x84. Clarkston st, 75x249.11x75x249.10, Flatbush..... 25
Charles Davis agt Isabella M. Davis et al.; partition; att'y, G. V. Brower..... 25
Lots 21 to 28 inclus., block 58 part of Sackman Radde, &c., property, 25th Ward. Robert R. Hamilton agt Louis E. G. Radde, individ. and admr. of W. Radde; att'y, E. R. Vollmer..... 25
Bergen st, s s, 175.2 e Smith st, 32.2x100. George T. Burling, exr. Adaline Burling, agt Patrick English; att'y, W. Brown, Jr..... 26
Columbus pl, w s, 96 s Herkimer st, runs west 48 x south 2 x west 57 x south 14 x east 105 to Columbus pl, x north 16. Hugh W. Hamlyn agt John Walter, Jr., et al.; att'ys, Roe & Tredwell..... 26

RECORDED LEASES.

NEW YORK. Per Year
Broome st, No. 211, half of store. David B. Pershall to Henry Le R. Pershall; 3 years, from May 1, 1885..... \$600
Bowery, No. 269. M. J. Adrian to F. J. Brechtell; 3 years, from May 1, 1886..... 5,000
Bowery, No. 231, front building. Sub. to lease of seven rooms in the building. James Strong, Madison, N. J., to George J. Kraus; 5 1/2 years, from Feb. 1, 1886..... 2,400
Broadway, No. 833. Robert and Ogden Goelet to The Wheeler & Wilson Mfg. Co.; 10 years, from May 1, 1886..... 10,000 and 11,000
Broadway, No. 603, store and basement. Henry and Isaac Meinhard to Arthur W. Woolf; 5 years, from Feb. 1, 1886..... 5,000
Canal st, No. 135, store and part basement. Joseph C. Fisher, Shrewsbury, to August Rischon; 3 years, from May 1, 1886..... 1,440

Charles st, No. 12. Edward A. Nichols to Frederick J. Brown; 5 years, from May 1, 1886..... 1,300
Chrystie st, No. 118, store, basement and cellar. Georg and Lisette Noll to Otto Zimmermann; 3 years, from Feb. 6, 1886..... 300
Chrystie st, No. 139, excepting alley. Henry C. Miner to Peter Neuer; 3 years, from May 1..... 500
Church st, s w cor Cortlandt st, runs west 0.5 x south 25.5 x east to Church st, x north 25.5. Patrick Ward, guard, Josephine A. Ward, to Spiros Economas; 2 years, from Feb. 1, 1886..... 200
Columbia st, No. 100, store and second floor. Mary Cooke to Louis Seithers; 3 years, from May 1, 1886..... 600
Elizabeth st, No. 6. Mathilde Smit to Anna M. Rugen; 2 years, privilege of 2 more, from May 1, 1884..... 1,000
Essex st, Nos. 77 and 79. Michael Kuntz to Louis Cohn; 3 years, from May 1, 1885..... 2,640
Eldridge st, No. 83, n e cor Hester st. Elizur V. Foote to Eli Sink; 10 years, from May 1, 1886..... 1,000
Grand st, No. 123, s e cor Elizabeth st, store and basement. John F. Mahnken to Adolf Convert; 3 years, from May 1, 1886. 1,600 and 1,800
Horatio st, No. 46, store and basement. John B. Ireland to Bachmann & Berbling; 5 years, from Aug. 1, 1885..... 660
Hudson st, No. 515, s w cor 10th st, store and basement. Emily W. Emmons, Brooklyn, to Charles Laurence; 5 1-6 years, from Mar. 1, 1886..... 1,200
Ludlow st, No. 23, basement store. Charles Sergansky to Celia Levy; 3 years, from May 1, 1886..... 540
Ludlow st, No. 28, store and five rooms above. Leopold May to C. H. Sargansky; 4 years, from May 1, 1885..... 840
Pearl st, No. 493. Freeman P. Woodbury et al., exrs. and trustees J. A. McGaw, to Jacob Caro; 3 years, from May 1, 1887..... 2,800
Spring st, No. 56. Jas. B. Wallace, agent of Mary McKeon, to Joseph Dunn; 5 years, from May 1, 1886..... 1,500
Wall st, No. 66, second and third floors. Howard Ins. Co. to Scudder & Carter; 5 years, from May 1, 1886..... 3,500
Wooster st, No. 64. Eli Specht to Peter Matthiessen; 5 years, from May 1, 1886..... 1,500
Watts st, No. 72 1/2, frame house. Searle Barclay, agent, to Regina Block; 2 years, from May 1, 1886..... 1,200
Washington st, No. 32, n e cor Jay st, 26x51. Sarah Taylor, New York, and Mary R. Barnum, Hempstead, L. I., to Brown & De Winter; 5 years, from May 1, 1886..... 2,600
Washington st, Nos. 416-424, and No. 63 Vestry st, being the w cor. John Castree to John McCallum; 5 years, from May 1, 1886..... 15,000
West Houston st, No. 73. Geo. L. Kingsland, exr. A. C. Kingsland to Fanny Boehm; 3 years, from May 1, 1886..... 1,500
4th st, No. 145 E., store, cellar and sub-cellar. Louis Besendahl to Charles F. Haubert; 5 years, from May 1, 1886..... 600
4th st, No. 243 E. Herman Cohen and Wm. Beck to Philip Nehrbass; 5 years, from May 1, 1886..... 600
7th st, No. 84, store. John Rasp and Christian Schulz to Theodor Reinecke; 4 years, from Dec. 1, 1885..... 570
9th st, No. 30 W. Rosalie Schoenberg, individ. and extr. Jos. Rosenfield, to Louis De Gann; 3 years, from May 1, 1885..... 1,800 and 1,850
12th st, No. 40 E. Abraham Bernheimer to The Universal Fashion Co.; 10 years, from May 1, 1886..... 2,700 and 3,000
20th st, n s, 121.10 e 13th av, 21x65.6, vacant, and office on first floor adj. Wm. and Wm. P. Collins to J. T. McCuen; 1 10-12 years, from July 1, 1885..... 600
37th st, n s, 100 w 11th av, 75x98.9. William J. Heller to Michael Dooley; 5 years, from May 1, 1886..... 600
40th st, No. 355 W., half of store, all of basement and half-story of rear building. Thomas P. Pascall and ano., exrs. G. Purves, to Joseph R. Black; 3 years, from May 1, 1886..... 600
42d st, No. 13 W. Katharine L. Hall to John Balkwill; 10 years, from Feb. 1, 1886 4,500 and 5,000
44th st, No. 236 E., store. Henry Volkening & Co. to Henry Zulauf; 3 years, from May 1, 1886..... 540
49th st, No. 203 W., n w cor 7th av, lodge rooms. Louis Wendel to New York City Council No. 69 Order United Friends; two nights a week for 4 years, from May 1, 1886..... 75
Same locality, lodge rooms. Same to Windsor Lodge No. 2044 Knights of Honor; first, third and fifth Tuesdays each month for 4 years, from May 1, 1886..... 75
114th st, No. 336 E., frame house. Hugh Doon to John H. Robinson; 5 years, from May 1, 1885..... 420
117th st, No. 313 E., one-and-a-half-story frame house. George Ehret to Conrad Langenstein; 5 years, from May 1, 1884..... 300
124th st, No. 226 W., east store and part cellar. Fernando Yost to C. B. Krom; 3 years, from Nov. 1, 1885..... 420
124th st, No. 226 W., west store and part cellar. Same to Christ. Schur; 3 years, from Nov. 1, 1885, privilege of 2 years more..... 420
125th st, No. 165 1/2 E. Emily R. Caldwell and Frank Hardy to Morris Davis; 5 years, from May 1, 1886..... 1,800
Av A, No. 241, n e cor 15th st, store and cellar. Conrad Weber and ano., exrs. W. Klumpf, to Charles Fuge; 5 years, from May 1, 1885..... 900
Lexington av, No. 1209, store and cellar. F. Dannemann to Strahmann & Son; 5 years, from May 1, 1886..... 1,200
1st av, No. 405 Melchoir Ulmer to Solomon Dornberger; 1 year, from Nov. 1, 1885..... 1,025
1st av, No. 68, store and basement. Mary E. Wenz to Jacob May; 5 years, from May 1, 1886..... 1,020
1st av, No. 701, n w cor 40th st, ground floor. Robert L. Cutting, exr. Gertrude Cutting, to David Stevenson, Jr.; 3 1/4 years, from Feb. 1, 1886..... 800
1st av, No. 1026. Hannah G. Gerry to Henry Kramm; 2 years, from May 1, 1885..... 1,200
Same property. Assign. lease. Jacob Jacobs to Meyer Freund..... nom
1st av, No. 1154. Henry Battenfeld to August Beyersdorfer; 5 years, from May 1, 1886..... 408

Table of property listings in Essex County, including addresses, names, and values. Examples: 2d av, No. 88, n e cor 5th st. Carolina Wildberger to Richard Bornmuller; 3 years and 5 months, from Dec. 1, 1885. 3,000

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.

Table of conveyances in Essex County. Includes names like Barth, J R—A Klink, Rose st. \$250; Blake, J L—S A Tyler, Main st, Orange 3,200; Bird, M J—City of Newark, Sylvan av 593.

MORTGAGES.

Table of mortgages in Essex County. Includes Baader, Conrad—M Straus, Boyd st. 150; Biadnen, Ella—J M Smith, Summer av 1,000; Berryman, John—G H Willis, Alden st, Orange. 1,700.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County. Includes Cox, M R, 92 Pennsylvania—F M Olds, furniture, 110; Frink, A K, 24 Mechanic—T G Palmer, boats, &c 1,568.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County. Includes Autenreith, Frederick, exr of—A Wetzel, West Hoboken \$150; Autenreith, H G—A Wetzel, West Hoboken 150; Appel, Adelaide—J Cook, J City 4,500.

Table of mortgages in Hudson County. Includes O'Rourke, Patrick—The United New Jersey Railroad & Canal Co, J City 2,200; Overbeck, Maria E—T M Killen, Bayonne 325; Paulmier, Cornelia B—Julia B Seymour, J City 800.

MORTGAGES.

Table of mortgages in Hudson County. Includes Bandendistel, Vincent—L Emmerich, Union, 3 years 150; Brown, T C—J Van Horne, Bayonne, 5 years 3,675; Coyle, F H—The American Ins Co, Harrison, 1 year 2,700.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County. Includes Dodds, A W, Guttenberg—Gardner & Meeks, building 47; Forman, William, North Bergen—P McAlavey, horse, wagon, harness, &c 35; Garret, W H and Joseph, partners as Wm H & J Garret Kearney—E J Codd & Co, engine and machinery 594.

BILLS OF SALE.

Table of bills of sale in Hudson County. Includes McAlavey, Patrick, North Bergen—W Forman, horse, wagon, harness, &c 200; McDonald, Thomas—McDonald & Woodward, horses, wagons, harness and bakery fixtures 2,000.

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.

Table of building material prices. Includes BRICK: Pale \$4 50 @ 4 50; Jerseys 6 75 @ 7 25; Staten Island 7 00 @ 7 25. FIRE BRICK: Welsh \$24 50 @ 30 00; English 22 00 @ 28 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: Portland Burham 2 40 @ 2 50

Portland, K., B. & S.	2 50	@ 2 65
Lafarge	2 90	@ 3 25
Stettin (German) Portland	2 40	@ 2 75
Portland, J. B. White & Bro.	2 45	@ 2 85
Portland, Saylor's American	2 15	@ 2 45
Portland, Dyckerhoff	2 75	@ 3 00
Portland, Gibbs & Co.	2 60	@ 2 85
Portland, Lagerdorfer	2 45	@ 2 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.

2.0x6.0	1 1/4 in.	\$ 91	---
2.6x6.6	1 1/4	1 20	---
2.6x6.8	1 1/4	1 24	---
2.8x6.8	1 1/4	1 32	---

(Continued on page XIII)

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
550 & 552 W. 25th St., New York.
Mention this paper.



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ELEGANT IN DESIGN, CONVENIENT IN ARRANGEMENT.
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Large illustrations, floor plans, full description and reliable cost of the above and of 76 other modern houses, ranging in cost from \$410 up to \$12,000, may be found in "Shoppell's Modern Houses"—the largest, latest, best and most practical architectural work published.
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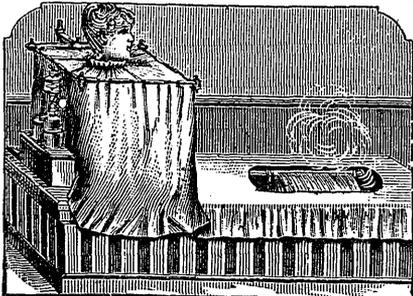
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24 Beekman Street, New York.

*Knowing the unequalled merits of this work, we say to every purchaser of "Shoppell's Modern Houses," that if it is not all—and more than all—that is claimed for it, we will cheerfully take it back.

A. KLABER, Steam Marble Works,

256, 258 & 260 E. 57th Street,
At 2d Ave. Elevated R. R. Station. NEW YORK

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.

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.

DAYLIGHT. FRINK'S PATENT
Daylight Reflectors,
Light, Dark and Gloomy Apartment Houses, Offices, Stores, Factories, Hotels, &c.,

Without the use of gas or other artificial light; the effect is truly astonishing. Also REFLECTORS for gas, oil or electric light.
I. P. FRINK, 551 Pearl St., New York

BEEBE RANGES,

WITH ELEVATED AND LOW OVENS,

FURNACES,

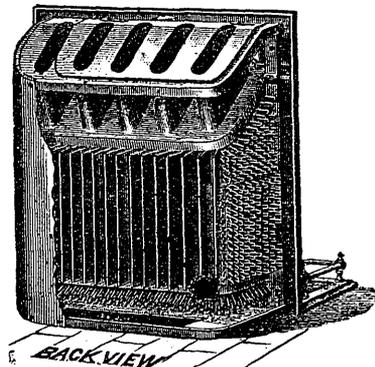
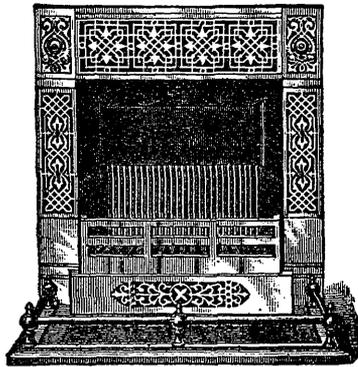
BRICK SET AND PORTABLE.

IRON PIPE AND FITTINGS,

MANUFACTURED BY

JANES & KIRTLAND, 1346 Broadway.

THE JACKSON VENTILATING-GRATE.



Will thoroughly heat large rooms when the mercury out-doors falls 20° to 30° below zero. Will thoroughly heat communicating rooms, or rooms one back of the other, or rooms one above the other. Will keep the atmosphere of rooms as pure as out-door air, by a constant renewal of the air within them.

Send for confirmatory reports from your own State and neighborhood. Do not purchase without you have these.
EDWIN A. JACKSON & BRO.
No. 77 BEEKMAN STREET, NEW YORK.

THE HECLA ARCHITECTURAL BRONZE AND IRON WORKS.

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Office and Warerooms, 216 and 218 W. 23d St., New York.
Works, N. 11th and 3d Sts., Brooklyn, E. D., L. I.

Artistic Metal Mantels and Over-Tops, in Bronze, Brass, Oxidized-Iron, Galvano-Plastic, and Electro-Plated Iron.

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Correspondence with Architects and Builders solicited. Illustrated Catalogue and Price List on application.

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G. L. SCHUYLER & CO.,
TIMBER AND LUMBER DEALERS,
Yards, 1st AVENUE, Bet. 97th and 98th STREETS AND EAST RIVER, with increased facilities.
Telephone Call, Harlem 163.

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11th AVENUE AND 21st STREET.
Telephone Call 21st Station. 121.

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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.

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Mahogany and Walnut
Ash, Oak, Cherry, Maple, Whitewood, Butternut &c., &c.
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Dealers in
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Foot of 100th Street, East River.
Telephone Call, Harlem 115.

CRANE & CLARK.

Lumber and Timber,
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Manufacturer of
LADDERS,
Scaffold Horses, Flag, Clothes and Scaffold Poles,
Removed to 647 West 50th Street.

BUILDING MATERIAL PRICES.

DOORS, MOULDED.		1 1/4 in.	1 3/4 in.
Size.			
2.0x6.0.....	\$1 58	—	—
2.0x6.8.....	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 68	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.			
Per lineal foot, up to 2.10 wide.....	\$ —	@ \$0 20	—
Per lineal foot, up to 3.1 wide.....	—	@ 22	—
Per lineal foot, up to 3.4 wide.....	—	@ 24	—

INSIDE BLINDS.			
Per lineal foot, 4 folds, Pine.....	—	@ 92	—
Per lineal foot, 4 folds, Ash or Chestnut	—	@ 10	—
Per lin. ft., 4 folds, Cherry or Butternut	—	@ 1 30	—
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50	—

FOREIGN WOODS.			
Cedar—Small.....	4 1/2 @	5	—
do —Medium.....	5 1/2 @	6 1/2	—
do —Large.....	7 @	8 1/2	—
Mahogany—Small.....	5 @	6 1/2	—
do —Medium.....	6 1/4 @	7 1/2	—
do —Large.....	8 @	11	—
do —Extra Large.....	12 @	14	—
Rosewood, ordinary to good.....	2 1/2 @	4 1/2	—
Rosewood, good to fine.....	4 1/2 @	6 1/2	—
Lignumvite, 8@12 in.....	45 00	@ 65 00	—
Lignumvite, other sizes.....	15 00	@ 25 00	—

GLASS.		Window Glass, Prices Current per Box of 50 feet.			
SINGLE.		1st.	2d.	3d.	4th.
6x8—10x15.....	\$11 50	\$10 50	\$10 00	\$9 50	—
11x14—16x24.....	18 00	12 25	11 50	10 75	—
18x22—20x30.....	17 00	16 00	14 50	13 25	—
15x36—24x30.....	19 00	17 00	15 00	—	—
26x28—24x36.....	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	—	—

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 80@80 and 10 per cent. single thick on French; 70@75 and 10 per cent. on American.
Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.			
1/8 Fluted plate... 18@20	3/4 Rough plate... 27@30		
1-16 Fluted plate... 20@22	3/4 Rough plate... 33@30		
1/4 Fluted plate... 22@25	3/4 Rough plate... 60@70		
1/4 Rough plate... 22@25	1 Rough plate... 70@80		

HAIR—Duty free.
Cattle..... 21@25
Goat..... 30@35

IRON.			
Pig, Scotch, Coltness.....	20 ton	\$20 50	@ 20 75
Pig, Scotch, Glengarnock.....	19 50	@ 20 00	—
Pig, Scotch, Eglinton.....	18 00	@ 19 00	—
Pig, American, No. 1.....	18 00	@ 19 00	—
Pig, American, No. 2.....	17 00	@ 17 50	—
Pig, American, Forge.....	16 00	@ 16 50	—

BAR IRON FROM STORE.			
Common Iron.			
3/4 to 1 in. round and square.....	7 lb	1 75	@ 1 80
1 to 6 in. x 3/8 to 1 in.....	1 75	@ 1 80	—

Refined Iron.			
3/4 to 2 in. round and square.....	1 90	@ 2 30	—
1 to 6 in. x 3/8 to 1 in.....	1 90	@ 2 30	—
1 to 6 in. x 1/2 and 5-16.....	1 95	@ 2 40	—
Rods—3/8@11-16 round and square.....	1 80	@ 2 30	—
Bands—1 to 6x3-16 No. 12.....	2 00	@ 2 50	—
Norway nail rods.....	5	@ 6	—

Sheet.		Common American.	R. G. American.
Nos. 10 to 16.....	7 lb	2 70 @ 3 00	3 1/2 @ —
Nos. 17 to 20.....	3 00 @	—	3 1/2 @ —
Nos. 21 to 24.....	3 00 @	—	3 1/2 @ —
Nos. 25 to 26.....	3 00 @	3 12 1/2	3 1/2 @ —
Nos. 27 to 28.....	3 25 @ 3 50	—	3 1/2 @ 4

Galvanized.		B. B.	2d quality
do 10 to 20.....	5 @	4 1/2 @	—
do 21 to 24.....	5 1/2 @	5 @	—
do 25 to 26.....	6 @	5 1/2 @	—
do 27.....	6 1/2 @	6 @	—
do 28.....	7 @	6 1/2 @	—

LABOR.			
Ordinary, per day.....	\$1 50	@ 2 50	—
Masons, do.....	3 50	@ 4 00	—
Plasterers, do.....	2 50	@ 4 00	—
Carpenters, do.....	2 50	@ 3 00	—
Plumbers, do.....	3 00	@ 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..... 2 35 @ 2 40
(Continued on page IX)

ARCHITECTS.

A. B. OGDEN & SON,
ARCHITECTS,
1031 MADISON AVENUE, Southeast Cor. 79th Street.
WILLIAM GRAUL,
ARCHITECT,
Germania Bank Building, 215 Bowery, Cor. Rivington.

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.

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(Successors to HENRY FERNBACH),
346 AND 348 BROADWAY

HERMANN H. SPINDLER,
City Surveyor, Topographical & Sanitary Engineer
32 LIBERTY STREET, Room 9, New York.

Augustus Howe, Jr.,
Architect
7 WARREN STREET, - - New York.

THEOBALD ENGELHARDT,
ARCHITECT
No. 779 BROADWAY, Cor. Wall St., Brooklyn, E. D

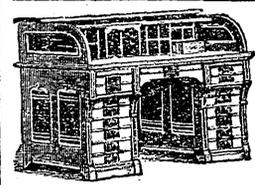
DE LEMOS & CORDES,
ARCHITECTS,
189 BROADWAY, - - NEW YORK.

George W. Da Cunha
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32 LIBERTY STREET, - - NEW YORK.

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.

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H. B. RUMMLER & CO.,
Mantels, Doors, Trimmings, Wainscot, Etc.,
Office and Factory, 15 and 16 13th Av., N. Y.,
One block above West 11th St. Estimates furnished.
Full Stock of Wood Mantels on hand.



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CELEBRATED
DESKS.

Made of best kiln dried lumber of
improved designs and thorough work-
manship; also Library Tables, Office
Lounges and Chairs.
Bank fitting a specialty.
e claim great superiority in all Office
Furniture. Prices reduced.

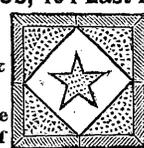
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D. BLACK,
STAIR BUILDER
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ARTISTIC STONE CUTTING. FIGURE CARVING.
JAMES M. KERR,
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Architectural & Monumental Sculptor
Modeling and Carving in Stone, Wood, Plaster or
Papier-Mache.
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STONE DEALERS.

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Artificial Stone Works
Sidewalks & Garden Walks
Brewery & Stable Floors.
Cellars Made Water Tight.
All kinds of 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.

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BLOCK STONE.
MALONE & CO., P. B. PARKER,
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Office, 64 Broadway, Room 56, N. Y.

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Fine Grain, Beautiful Color, Durable.
Edward R. Brevoort
Sole Agent,
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Monuments, Tombs, and Building Work
of all kinds in Granite, Marble
and Bedford Limestone.
18 Broadway, N. Y.,
Rooms 926 and 927.

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Brown, Dorchester and Ohio Free Stone

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All orders promptly executed.

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Successor to Kidney & Giblin.
GRANITE WORKS,
426 to 432 East 64th St., near Av. A, New York.

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all kinds of Free Stone.
95th and 96th Streets and 1st Avenue.

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Free Stone. Foot of East 79th Street.

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57TH STREET, WEST OF 11TH AVENUE.

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Free Stone. 94th Street and 1st Avenue.

JAMES MATHEWS,
Metal Roofer,
CORNICES, &c.,
326 AV. B, Bet. 19th and 20th Sts. N. Y.

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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 CLEERMONT AV., Brooklyn.
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ESTABLISHED 1868.
THE HAYES
SKYLIGHTS
BY APPOINTMENT TO THE
71-8TH AVE. NEW YORK.

MISCELLANEOUS.

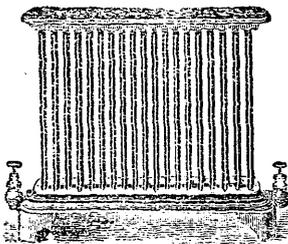
HILL'S PATENT SLIDING WINDOW BLINDS.



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.

WM. HAMILTON, Sole Agent, 1193 Broadway.
"Also Improved English Venetian Blinds in any desired wood handsomely finished."

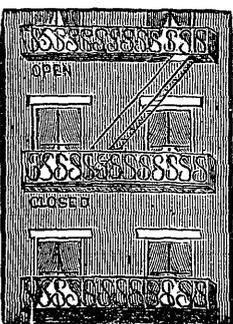
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Reed's Improved Cast Iron Radiators. The extended use of these Radiators throughout the country demonstrates the superiority over all others. Also Gold's Sectional House Heating Boilers and Pin Indirect Radiators. Mills' Safety Sectional

A. MERCER, AGENT AND ENGINEER, Boilers. 137 Centre Street, New York.

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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.

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PLAIN AND DECORATIVE PAINTING,
Paper Hanging and Hardwood Polishing,
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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.

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JAMES McLAUGHLIN,
SAND.

Contracts and Estimates Furnished. All Kinds of Freighting. 604 West 48th Street, N. Y.

BUILDING MATERIAL PRICES.

LUMBER.

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

Fine tub plank 3/4 M ft.	\$75 00	@	80 00
Fine, very choice and ex. dry.	\$5 00	@	70 00
Fine, good.	\$5 00	@	60 00
Fine pickings.	\$5 00	@	50 00
Fine, shipping box.	\$21 00	@	22 50
Fine, common box.	\$18 00	@	20 00
Fine, common box, 3/4.	\$16 00	@	18 00
Fine, tally plank, 1 1/2, 10in., dress'd ea.	\$4 40	@	50 00
Fine, tally plank, 1 1/2, 2d quality.	\$3 35	@	40 00
Fine, tally plank, 1 1/2, culls.	\$3 30	@	32 00
Fine, tally boards, dressed, good.	\$3 30	@	35 00
Fine, strip boards, dressed, common.	\$2 30	@	30 00
Fine, strip boards, m'ch'able, dress'd	\$2 30	@	22 00
Fine, strip boards, common.	\$1 80	@	20 00
Fine, strip boards, clear.	\$2 30	@	26 00
Fine, strip plank, dressed, clear.	\$2 30	@	35 00
Spruce boards, dressed.	\$2 25	@	28 00
Spruce plank, 1 1/2 inch, each.	\$3 30	@	40 00
Spruce plank, 2 inch, each.	\$3 30	@	30 00
Spruce plank, 1 1/2 inch, dressed.	\$2 28	@	30 00
Spruce plank, 2 inch, dressed.	\$4 15	@	45 00
Spruce wall strips, 2x4.	\$20 00	@	22 00
Spruce timber.	\$ M ft		
Hemlock boards.	\$ 18	@	20
Hemlock joist, 2 1/2x3.	\$ 18	@	20
Hemlock joist, 3x4.	\$ 40	@	44
Hemlock joist, 4x6.	\$ 48	@	50
Ash, good.	\$ 55	@	60
Oak.	\$ 25	@	30
Maple, cull.	\$ 45	@	50
Maple, good.	\$ 45	@	50
Chestnut.	\$ 45	@	50
Cypress, 1, 1 1/2, 2 and 2 1/2 inch.	\$ 35	@	40
Black Walnut, good to choice.	\$140 00	@	160 00
Black Walnut, ordinary to fair.	\$100 00	@	120 00
Black Walnut, 3/4.	\$ 85	@	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	@	80 00
Whitewood, inch.	\$ 45	@	50 00
Whitewood, 3/8 inch.	\$ 35	@	40 00
Whitewood, 5/8 panels.	\$ 45	@	50 00
Yellow pine dressed flooring, 3/4 M ft.	\$ 28	@	35 00
Yellow Pine girders.	\$ 25	@	30 00
Shingles, extra snaved pine, 18 in M ft	\$ 5 75	@	6 00
Shingles, extra sawed pine, 18 in	\$ 4 50	@	5 00
Shingles, clear sawed pine, 16 in	\$ 22	@	24 00
Shingles, heart, cypress, 2 1/2x7.	\$ 22	@	24 00
Shingles, heart, cypress, 30x6.	\$ —	@	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 30	@	1 35

PAINTS AND OILS.

Chalk block.	\$ 1 55	@	1 60
Chalk in barrels.	\$ 25	@	30
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.	\$ 4 1/2	@	6
Lead, white, American, in oil pure.	\$ 6 1/2	@	8 1/2
Lead, English, B. E. in oil.	\$ 8 1/2	@	8 3/4
Lead, red, American.	\$ 5 1/4	@	5 1/2
Litharge.	\$ 5	@	5 1/2
Ochre, French, dry.	\$ 1 1/2	@	1 1/2
Venetian, red, American.	\$ 1	@	1 1/2
Venetian red, English.	\$ 1 1/2	@	1 1/2
Tuscan red.	\$ 9 1/2	@	11
Indian red.	\$ 5	@	10
Vermillion, American Lead.	\$ 10 1/2	@	12 1/2
Vermillion, English.	\$ 65	@	70
Carmin, American, No. 40.	\$ 8 15	@	3 25
Orange Mineral.	\$ 7 1/2	@	11 1/2
Paris green.	\$ 15	@	20
Sienna, lump.	\$ 3	@	3 1/2
Sienna, powdered.	\$ 5	@	5 1/2
Umber, Amer. raw and powdered.	\$ 1 1/2	@	1 3/4
Umber, Turkey, lump.	\$ 1 1/2	@	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	@	6 1/2

SLATE. Delivered at New York.

Purple roofing slate.	\$ 6 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	\$ 95	@	1 00
Amherst do do do 3/4 C ft No. 2	\$ 75	@	85
Berlin freestone, in rough.	\$ 75	@	1 00
Berea freestone, in rough.	\$ —	@	—
Brown stone, Portland, Ct.	\$ 1 00	@	1 35
Brown stone, Belleville, N. J.	\$ 1 00	@	1 35
Granite, rough.	\$ 45	@	1 25
Granite, Scotch, 3/4 ft.	\$ 1 00	@	1 05

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	@	14 1/2
Extra.	\$ 13	@	13 1/2
No. 1.	\$ 11 1/2	@	12
No. 2.	\$ 11	@	11 1/2

TIN PLATES.

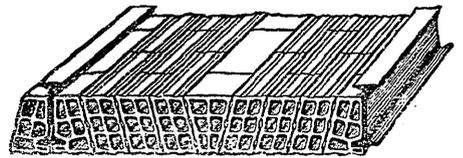
I. C. Charcoal, 10x14.	\$ 5 25	@	7 25
I. C. coke, 10x14.	\$ 4 65	@	4 75
I. X. charcoal, 10x14.	\$ 6 25	@	9 25
I. C. charcoal, 20x28.	\$ 10 50	@	14 50
I. X. charcoal, 14x20.	\$ 6 25	@	9 25
I. C. coke, 14x20.	\$ 4 65	@	4 75
I. C. coke, terme, 14x20.	\$ 6 8 1/2	@	7 00
I. C. charcoal, terme, 14x20.	\$ 4 75	@	7 00

ZINC.

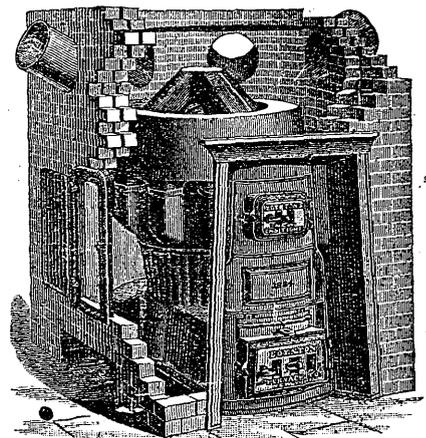
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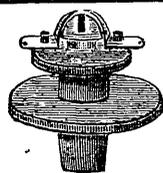
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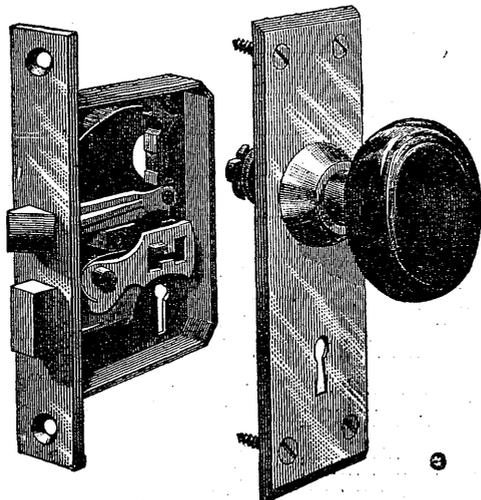
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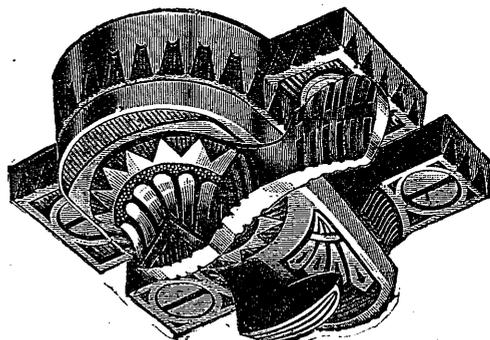
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