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The Duke of Marlborough is trying to push through the House of Lords a bill to cheapen and facilitate the transfer of land in Great Britain. The late Lord Cairns succeeded in getting a bill through Parliament having this object in view, but as its provisions were permissive rather than mandatory it has been practically a dead letter. The Cairns act supplied the basis for the famous Torrens' Laws of New South Wales. The Duke of Marlborough is a man of signal ability: indeed, by many he is regarded as possessing more varied talents than his brother, Lord Randolph Churchill. He evidently wishes the world to forget the evil social reputation he once bore by linking his name with a beneficent measure of public policy. Bad and unreasonable as are our land laws those of Great Britain are far worse. It will be noticed that one of the first acts of the Salisbury Cabinet was to forward the bill introduced by the Gladstone government, helping the laboring poor of Ireland to acquire small landed possessions through advances of money made from the national treasury. The tendency of things in Great Britain, as on the continent, is to encourage the distribution of large estates and help facilitate the transfer of land to those who actually till it.

The remarks of President Coleman, of the Tax Department, made before the State Board of Assessors at their meeting in this city last Tuesday, sounded trite enough in some particulars to men acquainted with the methods of estimating real estate values; but they apparently contained a revelation to the gentlemen for whose information they were delivered. "Where did you get your information?" asked Mr. Coleman, in seeking an explanation of the methods used last year by the State Board in increasing the assessment on property in New York. To this question the assessors replied that their knowledge had been derived from the Building Department's report of new buildings, from inquiries at real estate offices and from the sales of real estate. Upon receiving this answer, Mr. Coleman called the attention of the assessors to a few of the various devices used for the purpose of increasing the market value of property, and showed how easily the results of sales could be made deceptive. But his statement that the total of values in New York is no higher now than it was in 1870, is very wide of the mark if he was not badly misreported. He said very justly, in the course of his remarks, that the only true way of estimating the value of property is by the rental. But he would hardly say, we think, that the total rent roll of New York is no greater at the present date than it was fifteen years ago. Still, it is unquestionably true that the assessments for this city or county, compared with the assessments for other counties of the State, are much too high, and the State Board will do justice by reducing instead of increasing the returns of the local assessors.

Insiders who get points from those who ought to know most about what will affect the market price of stocks fare as badly in Europe as they do in America. The London *Times'* Berlin correspondent states that when the trouble existed between Russia and Great Britain, Bismarck believed that war would ensue and was anxious that it should take place. His banker was aware of the chancellor's views, and he not only sold the market short but induced all his clients and friends to do likewise, but the Emperor William was averse to a war taking place and by correspondence found that the Czar was opposed to the Russian military party which desired to bring about hostilities. The Emperor's favorite court banker was soon made aware of his patron's views and he and his friends went long of the market, and of course profited greatly when peace was assured. The moral is that points even from

well-informed quarters are often misleading, and the wise operator both here and abroad does better when he relies on his own judgment.

There are not so many Americans as usual in Europe this year, partly because our rich people have not as much money to spare as in former seasons, but more especially because it was feared the cholera would prevail on the continent during the summer. So far, however, this scourge has been confined mainly to Spain, and it does not seem likely that it can reach all parts of the continent this season. Then its virulence is not as marked as it was in Italy last year, while it does not begin to be as fatal as it was in Egypt two seasons ago. Indeed, this pestilence might die out in Europe as it did in its last visit to this country when, being introduced by way of New Orleans, it ravaged the valley of the Lower Mississippi, but was not heard of after it reached the Ohio. The poison of the pestilence seems to lose its strength as it travels westward, and dies out after the lapse of the third year from its origin in Hindoostan.

There is not an anti-monopolist in the country, not also a lunatic, who will not hear with a feeling of relief that the New York Central road proposes, on certain terms, to lease the tracks, rolling stock, etc., of the West Shore road. With this feeling, too, will come a sense of profound indifference to the nature of the terms offered. When the West Shore road was built the Central road was practically not only a four-track road, but a double and triple road over most of its extent, equal, with increased rolling stock, to twice the amount of traffic which it can, by any possibility, secure in a quarter or half a century. Very little sympathy can therefore be expected for the stock or bondholders of the West Shore road, and the terms which they are getting, according to the circular of Drexel, Morgan & Co., seem to be remarkably good. The Central road would hardly be the gainer could it obtain the property of the West Shore road for nothing. The possession might add something to the quality of its rolling stock; but in the maintenance of its tracks, depots, terminal machinery, etc., it will be forced to carry a load which will place it at a disadvantage with the competing trunk line roads to the West, while it will gain nothing for its local traffic. Could the tracks of the West Shore road, between Buffalo and Albany at least, be removed to-morrow, its depots burned down and its road-bed delivered over to the original owners, the New York Central road would save money. But the adventure has furnished a lesson which may be worth more than \$50,000,000 to the railroad managers of the future.

A recent decision by the Kentucky Court of Appeals brings into a strong light the duties and obligations of directors while administering the franchises of a corporation. The Newport Street Railway Company was chartered in the year 1864, and a majority of the stock was held by one Robbins, who was also a director of the company. Not having sufficient funds to complete the enterprise, the managers made an arrangement with three men named Kellogg, Morton and Carrick, to take the bonds of the company at 60 or 65 to the dollar, Robbins and a sufficient number of other directors withdrawing, and allowing the three capitalists to be made directors in their places. This plan was followed, and the bonds, held as individual property, were sold afterwards, some at 75 cents on the dollar and some at par. In the case growing out of some debts contracted by the corporation, and which finally reached the Court of Appeals, the court held that "directors of a corporation will not be allowed, under an arrangement with each other, to issue the bonds of a corporation and then purchase them at less than their value, or if the value of the bonds is in fact paid at the time, and the director then proceeds under such an arrangement to sell the bonds on his own private account so as to realize a profit, he will be held to account for that profit to the creditor or stockholder of the corporation; it is, in fact, the money of the corporation and not of the director." How many transactions would this decision reach in New York? In the Keap libel case now on trial in this city it was "developed that while Drexel, Morgan & Co. sold the first million of Metropolitan Elevated Railway bonds for the benefit of the company the second million was taken at 95 by the president of the company and a director." If this is a correct report of what was developed the case looks quite parallel to the Kentucky case.

The report published by the Supervisors of San Francisco, in relation to the section of their city known as Chinatown, will go further than anything else that has appeared to justify the opposition to Chinese immigration so long manifest on the Pacific coast. The report is not based mainly upon class interests. It is not put in the terms of the Sand-lot orators; but is a calm statement of the conditions of Chinese life where the Mongolian population is numerous enough to form a district. It is a picture of filth and immorality discovered by careful investigation which is altogether shocking; and it must be said that no city having learned of the existence of such a plague spot as Chinatown within its boundaries

would be excusable for permitting its growth. Municipal law should be invoked to eradicate the excrescence, and it should be executed with the utmost severity. We, here at the East, are not quite able to realize the San Francisco situation. We generalize too much. At the most we think only of a few millions of Mongolians scattered among many millions of the Circassian race, and the prospect does not seem alarming. But the white race in certain cities, of which San Francisco would be the first, would soon be out-populated by the Chinese were immigration free and unrestricted. It is our duty to look after those sections of the Union which are most directly threatened.

Ideally, the proposition to complete the waterway between Chicago and New York by converting the Erie Canal into a ship channel, broad and deep enough to permit the passage of the largest lake steamers, is grand and worthy of the most careful study as to feasibility and cost. Practically, however, there are certain disabilities connected with all waterways, and these disabilities are especially serious along the chain of lakes which form a portion of the frontier between the United States and Canada. Waterways, except in a very limited sense, cannot be their own feeders; and consequently cannot draw upon a very broad contiguous territory for their supply of freight to be carried. Unfortunately for their chances at competition, the railroads must first handle the chief part of the freight upon which the lake craft must depend for their traffic, and this freight the roads will only surrender when rates have been marked down so low that the traffic is not worth having either by the steamers or railways. When to this circumstance is added the fact that the lake route does not form an interior line, but lies only upon the borders of the Union, the evidences of its weakness become still stronger.

### Street Pavements.

Not long ago a commission of distinguished experts was employed to recommend a system for the paving of Philadelphia and made a very interesting and suggestive report. Their conclusions are rendered additionally interesting just now by the report of Captain F. B. Greene, assistant to the Engineer Commissioner of the District of Columbia, upon the paving of the federal capital.

The most striking point about Captain Greene's report is that it celebrates the end of the wooden pavements. Under Boss Shepherd's rule, when Washington was improved with great energy and very little knowledge, and when the wooden pavement was popular everywhere, fifty miles of it were laid in Washington. There is now but half a mile of it left. It has been discarded because it absorbs filth and rots so that it must be torn up and relaid every five or six years, and also because of its cost. It costs for first outlay and maintenance, according to Captain Greene, more than twice the asphalt pavement which has replaced it, and which Washingtonians boast is the best pavement in the world.

There is reason for this boast. There have been laid down in Washington over 30,000 yards of the asphalt pavement used in Paris. It costs nearly half as much again as the distinctive Washington pavement, made of Trinidad asphalt, petroleum, sand and limestone, it is more slippery, and it is less durable.

The main objection brought by New Yorkers (who mostly know nothing about it) to the asphalt pavement is that it will not stand heavy trucking, and that the expense of constant repair is very great. Accordingly the granite block pavement, which is horribly noisy, which is a torture to drive over, and which is unsuitable for anything but the heaviest traffic, is the regulation pavement of this city, even in streets which are occupied entirely for residence. Captain Greene gives the facts about cost. The cost of laying the asphalt pavement laid in Washington within the last two years has been \$2.25 per square yard, and the cost of maintenance nine-tenths of a cent a yard per annum. The minimum cost of our block pavement is about \$6 a square yard.

What we need in New York is not what they need in Washington. We need a differentiation of pavements. That is what the experts recommended for Philadelphia, the conditions of which are much more like our own than those of any other American city. They reported that the block pavement should be laid in streets devoted to heavy traffic, the Washington asphalt in streets of residence and the macadamized roads in suburban quarters. The block pavement is probably the only pavement that could be laid in this city below Fourteenth street. But is that any reason why we should adopt it in all the streets above? Every New Yorker who keeps a vehicle for pleasure is compelled to have his stable at the edge of Central Park, because all the streets outside the park are paved with a view to the passage of trucks. Asphalt pavements have been discredited with us because of the fraudulent poultices bearing that name which were put down in the time of the Ring. For ordinary use there is nothing comparable to them. Trucks wear them out, but trucks should not be permitted to use them. Suppose four avenues, two on each side, reserved for heavy traffic and covered with block pavement, and the wide cross streets also, and

all the rest paved with asphalt. Of course the truckman would drive over the asphalt unless he was prevented; but he ought to be prevented, as he is in Paris, where some heavy traffic is done, but where trucks are prevented from driving over pavements laid for lighter vehicles. If a truckman had business in an asphalt-paved street it would be no hardship for him to apply at the station-house for a permit to drive to his destination, and he should be arrested if he were caught on such a pavement without such a permit. The diminution of noise from this cause alone would be worth a great outlay to dwellers in quiet streets. In fact it is not too much to say that, as Washington owes a great part of its attractiveness as a place of residence to its pavements, a change in New York would, besides lightening the enormous cost of the granite pavement, give a similar attractiveness to its residential streets.

If we had had for some years a Commissioner of Public Works who understood his business or was worth his salt this problem would have been investigated and settled long ago. As it is, because granite blocks are the only pavement that will stand the wear and tear of Fulton street or lower Broadway, we cover all our streets with the most costly, noisy and uncomfortable of all possible pavements.

### The Opportunity for the Baltimore and Ohio Railroad.

It is very well known among those who are acquainted with the financial secrets of our great corporations that the recent rate war has worked very disastrously for the Baltimore & Ohio Railroad. Having very expensive connections at the West and no terminal point on the Atlantic seaboard except Baltimore, it has been contending with the other trunk line roads at an overwhelming disadvantage. Practically, it has been compelled to fight its rivals with one hand, while using the other hand to remove the disabilities against which it labors; and so between a vastly reduced income and greatly increased expenditures it has reached a position that requires the most delicate financial management. No other trunk line road has suffered so heavily.

The Baltimore and Ohio road will never rise to its true rank among the great railroads of the country until it succeeds in making its terminus on New York harbor. This is a truth which should have been foreseen and provided against many years ago; but the road has always been distinguished for very conservative management, and it needed such a war as the one now approaching an end to teach its managers their real necessities. With its openings from the South the road should be among the most formidable of the trunk line competitors; but so long as it is unable to receive and deliver freight and passengers at the harbor of New York it will compete at a hopeless disadvantage.

The chief obstruction which the road has met in the way of extending its tracks to New York has been found in the enormous cost of the right of way through the neighboring cities in New Jersey and through Philadelphia. The obstacle on the Delaware has been at last overcome, though at a cost, it must be confessed, which has given a heavy blow to the resources of the company. The obstacle at the New York end of the route still remains, or rather is still believed to remain. As a matter of fact, it is disappearing, and the conditions are being prepared for the Baltimore & Ohio road to come in and cheaply occupy many miles of the most desirable water front to be found on our harbor.

Take a map of New York City and vicinity and draw a line from the Battery across New York Bay and along the north shore of Staten Island. This line, with only a slight deviation from one direction over its entire extent, will cross Staten Island Sound just below Elizabeth, and, passing Rahway, will reach Bound Brook at a distance of about twenty-five miles from the starting point. Over the section of this line, most expensive for railway construction, the section extending from the north point of the island to Elizabeth, a road is already under construction—the Rapid Transit road—and it is being pushed with such energy and address that it must soon be completed. Between Elizabeth and Bound Brook is a perfectly level country of very easy grades, and not expensive in the right of way. This gap would promptly be filled up from the Staten Island end of the line could a connection with the Baltimore & Ohio road be made at Bound Brook—this, too, without any expenditure of capital on the part of the Baltimore road.

It seems like a very light task for the Baltimore & Ohio road to reach Bound Brook. It is not unlikely that the Reading road will fail to hold the lease of the North Pennsylvania road, owing to its serious financial complications, and when the lease lapses, from default or other cause, it would fall naturally into the hands of the one capable corporation that needs it, and can afford to pay for the franchise. But even were the Baltimore & Ohio road compelled to build new tracks to Bound Brook the task would not be very heavy.

From the Battery to Philadelphia by the way of this line the distance could be made in about the time that it is made over either of the two roads now in operation, and the advantage of a depot located at the Battery, where all the elevated roads in this

city concentrate, are too obvious to need mention. As for the water front for freight traffic purposes on Staten Island and Long Island it is almost illimitable.

Here is the opportunity for the Baltimore & Ohio road, and since it is said to be meeting with opposition from the Pennsylvania road and the New York Central road in its efforts to reach New York, we hope that it will promptly avail itself of its advantages. The achievement will be worth while. The objective point includes the entire water front on Long Island, to be made accessible at no distant day through a tunnel under the Narrows, and we wish to see the Baltimore & Ohio road a competitor in this field.

### Land Transfer Reform in Great Britain.

The foreign mails recently received contain the debate in the House of Lords on the second reading of the Duke of Marlborough's proposed enactment to facilitate and cheapen the conveyances of land in England, Scotland and Wales, as well as to cure the defects of title. The proposed law is an elaborate one, and divides England and Scotland into districts in which deeds are to be registered. The vital point of such registration is that after two years the holder of the registered deed is secure against any question as to his right to the property. The past legislation of the British Parliament all leads up to this enactment; indeed, the Lord Cairn's act, passed in 1882, provides for such registration of titles, but made it permissive not mandatory. The Cairn's act, however, became a dead letter, because, as the Duke of Marlborough, the Marquis of Shelborne and other peers explained, of what was practically a conspiracy on the part of the legal profession which now make enormous profits out of the transfer of estates. The lawyers advised their clients that titles acquired under the Cairn's act might not hold good in law, and they persuaded the banks and money lenders that it would not be safe to advance funds on mortgages based on titles thus registered. The Duke of Marlborough said that the court and legal expenses in transferring real property in England averaged from 12 to 15 per cent. of the purchase money.

But the new Tory Cabinet felt reluctant to countenance so important a bill on the eve of a general election, but enough was said in the debate to show that the peers were determined that the lawyers should not be permitted to nullify an act of Parliament because it cut down or abolished their unnecessary and unjust charges.

The legal profession occupies a very subordinate position in the British Commons, while the law lords of the Upper House are generally appointed by the successive cabinets for life in order to instruct the hereditary peers on points of law when important cases come before them on appeal. If the legal fraternity who have so little power in England are able practically to nullify the law of the land affecting their emoluments, it will be seen how much more difficult the task is for our land law reformers when they have to deal with legislatures made up almost exclusively of members of the legal profession. It would, however, be unfair to charge all lawyers with being opposed to a reform of the land laws, because, as a matter of fact, there are many eminent legal practitioners who earnestly favor a change that will facilitate and cheapen transfers of realty. Indeed, the foremost advocate of this reform is a lawyer, but the exceptions do not prove the rule, and the change when it is made will be in spite of the efforts to perpetuate existing abuses.

The Marquis of Salisbury, the British Premier, in the course of the debate on the Marlborough proposition, stated that he had bought and sold small properties both in France and England. His English dealings never cost him more than 4 or 5 per cent. of the purchase money, while in France the charge was fully 12 per cent.; yet the feudal land laws had all been swept away in France while they were still in force in England. In France, however, there were government charges that swelled the costs, and the cheaper English transfers were true only of small holdings. It was from the large estates the lawyers had their fat pickings.

One of the first subjects to engage the attention of the reformed Parliament next year will be the land laws. An effort, and probably a successful one, will be made to break up the large estates so as to recreate a yeomanry which will have a stake in the soil. For the first time in the history of the kingdom the great landowners are not unwilling to see this change effected. The competition of wheat-growers in America, Australia, India and elsewhere has practically ruined the tenant farmers of England and the rent rolls of the great landlords have suffered accordingly. Of course this has not affected city and town landlords or investors in mines, but holders of agricultural land are not only willing but anxious to sell their profitless farms. This will involve in time a practical revolution in English, Scotch and Irish ownership. In Ireland all parties are agreed that money should be advanced from the national treasury to enable tenants and laborers to secure farming land in their own name. What is so freely granted to Ireland can not be refused ultimately to the poorer classes of Scotland and England. While making the change it is inevitable that laws such as that proposed by the Duke of Marlborough will also be

enacted securing ease and cheapness of transfer and certainty of title.

### Building in the Bowery.

The queer and characteristic street which two centuries ago was the road to Peter Stuyvesant's "Bowery" does not readily respond to an æsthetic impulse. Until the Dry Dock Savings Bank was erected some twelve years ago there was not in its whole length a building of the slightest architectural interest. That fine building remains much the handsomest structure in the Bowery, and indeed the only one much worth talking about; but some of the recent work is an improvement on the architectural average of the street. It is rather a thankless task to put up a good piece of architecture in the Bowery since it must be cut in two by the track of the elevated, and at the bottom of the street, where the whole street is covered over, it is impossible to get any view of a building.

Somebody has been putting up a building on the east side of the Bowery, below Canal street, which differs from the surrounding architecture in not being a thin wall with a series of equidistant slits, but a composition with some grouping of openings. It has a plain basement of iron posts and iron girders, which can be seen only with difficulty. Above this it is a wall of brick and brown stone, divided vertically into a principal compartment of three stories and an attic of one story, and laterally, by means of pilasters, into three bays. Each story of the three in each bay has three round arched openings, simply recessed in the second and third, and finished with keystones of brown stone in the fourth. Above this is a rather heavy cornice, and above this again the attic. There is nothing artistic about the front, but it looks decorous and respectable, there being no sham in the use of materials, and the division by piers giving it some sense of solidity. How much of an advance even this slight composition is may be seen by comparing it with another new building adjoining it on the north, of about the same size, built of brick and blue stone, to which the absence of any composition, together with the triviality of the detail, gives a very feeble and uneasy aspect.

At Nos. 222 and 224 Bowery is the "Young Men's Institute," a building much better worth looking at and bearing evidence of having been designed by an educated architect, which can scarcely be said of the warehouse we have just been talking about. This is a five story brick building, counting the story in the mansard. The basement has a water-table of Dorchester sandstone, rough-faced, and is pierced with four segment-headed openings, of which three are windows and one a doorway. The vousoirs, also of rough sandstone, are continued to the line of the string-course above. The next two stories are united in treatment, the openings running through to the top of the third where they are closed by round arches, of which the outer line is marked by a light label. The intermediate floor line is marked on the outside only by heavy transoms in the wooden casements that fill the arched openings and by iron anchors on the faces of the intermediate piers. The story above has flat arches, very plainly treated, that might have been enriched to advantage. The regularity of the composition is prevented from becoming monotonous by the treatment of the dormers, one of which is over the central arch, while a smaller one occupies the end of the roof over the doorway. The effect of the whole is very good, being spirited and picturesque without too glaring an incongruity with the Bowery architecture that surrounds it.

A store and apartment building on the southwest corner of Houston street and the Bowery is noticeable, being in the Bowery, for being inoffensive and unpretentious. It is about 100 feet front on the Bowery by nearly as much on the street. So much of it as is above the level of the elevated (that is, the upper three stories), is divided by pilasters into six bays, each two openings wide. The openings of the second and third stories are covered by flat arches relieving lintels formed of iron straps. This is not monumental architecture, but there is no valid objection to it in a structure so plain and utilitarian as this. The arches of the upper story are segmental, perfectly plain in treatment, and above them is a moderate and inoffensive cornice. The front is of selected common brick. The piers that divide the front are cut by the string-courses separating the stories. In the second story they are banded with yellow brick, and in the third absurdly panelled with the same material. Above the fourth they have capitals of terra cotta.

Here, again, the architecture is entitled to no higher praise than that of being sensible and inoffensive. A peculiarity of the plan deserves attention. The wall just described rests on piers set back about ten feet from the building line. These piers come within the stores in the basement, the glass show-cases of which extend to the outer line. This arrangement enables the building to stand on solid piers, while the lightness upon which storekeepers insist is preserved. Moreover, it has the special advantage, in a building that stands directly against the track of an elevated railroad, of gaining light and air for the inhabitants of the upper stories at the expense only of the back yard, and of enabling them to put their heads out of

windows without being choked by smoke from the locomotives. It is worthy of being imitated by other builders under like conditions.

### Our Prophetic Department.

MR. BULL.—Well, Sir Oracle, what do you think of our new English Cabinet? Is the Marquis of Salisbury likely to continue in office after the general election which takes place in November next?

SIR ORACLE.—The Parliament to be chosen this fall will be a very different one from any that has ever sat at St. Stephen's. I doubt if either the Tory or Liberal party will have a decided majority of all the votes. You see there are nearly 2,000,000 new voters who will take part in the next election, and most of these are in the counties—that is, in the rural districts. Parties in Great Britain are not, as with us, in two opposing camps. Roughly they may be enumerated as follows: (1) The Conservative Tories, opposed to all change, of whom the Marquis of Salisbury is at present the leader. (2) The Tories, who are willing to adopt radical measures if thereby they can achieve power or retain it; Lord Randolph Churchill represents this element, and he is the probable successor of Beaconsfield. Then comes the Whigs, who are represented by the Marquis of Hartington—while somewhat liberal in sentiment the old Whigs are opposed to any radical changes, as much so as the Tories. Then come the Liberals, whose chief is Mr. Gladstone. This is a large party numerically, mainly because of its leader's personal prestige. The Radicals come next, led by Chamberlain and Dilke. The former is an exceedingly able politician and hopes to become in time Prime Minister. The Radicals expect to effect vital changes in the British constitution, and among the planks of their programme is the disestablishment of the Church, the practical abolition of the House of Lords, and the getting rid of primogeniture and the right of entail. Chamberlain is adopting American election machinery, including the caucus and convention systems. He is the "boss" and great wire-puller of the English democracy of the future. Last, but by no means least, comes the Irish party, led by Parnell, the ablest parliamentarian and tactician the Irish have ever had as their leader. There are minor factions in England's political life, such as the Nonconformists, the Catholics and the Sentimental Liberalists, women's rights men and so forth. But the four men whom it seems to me will have most to say in the future government of Great Britain are the Marquis of Salisbury, Lord Randolph Churchill and Messrs. Chamberlain and Parnell.

MR. BULL.—You seem to overlook William E. Gladstone and the new Tory leader of the House, Sir Michael Hicks-Beach. May not he or some other Conservative come to the fore while the Tory Cabinet is in power?

SIR O.—Mr. Gladstone is so old a man that he can hardly be taken into account in thinking out the future course of history in Great Britain. His foreign policy discredited England, and if the Tories while in power show pluck and make the nation more respected abroad I would expect to see the present Liberal majority largely reduced if not overcome in the new Parliament. At the same time I have no idea that the Tories will have anything like a majority. The Irish party will have more votes in the new House, indeed Parnell expects, and with reason, to elect several Irish Nationalists in England. He will be so important a factor and command so large a following that, if he lives, I would not be surprised to see him a member of a Radical Cabinet of which Chamberlain would be the Prime Minister. There will, I think, be a large increase of Radicals in the next Parliament. The factions which will lose votes are the old Whigs and the Sentimental Liberalists. There will be more extremists, fewer trimmers and so-called independent statesmen returned to the next House.

MR. BULL.—In that case our House of Commons will loose in intellectual force; the debates will not be so interesting as they are now.

SIR O.—It is idle to indulge in illusions. The American machinery, which both Chamberlain and Parnell are using in marshalling their forces, will return better partisans but far inferior men to the House of Commons. Our ablest men are kept out of the House of Representatives by the intolerance of the party bosses to cultured, many-sided, independent statesmen. To carry out party policies requires Congressmen who will vote right and who will not kick out of the traces. Parliamentary government will, I think, become more efficient in England. The child is born who will see great changes in the constitution of the British Empire.

MR. BULL.—Could you point out what those changes are likely to be?

SIR O.—I think some kind of a great federation will be formed, and what Sir Charles Dilke calls the "Greater Britain" will be organized. A great council will, I think, be formed composed of representatives from Australia, New Zealand, the East Indies, Cape of Good Hope, the Dominion of Canada and other British possessions who will either sit with or take the place of the present House of Lords. The colonies of Great Britain have become so important

that they will not be satisfied unless they are recognized as having an interest in the Imperial Government; then, I think, the House of Lords will be reformed or its powers given to a new Upper House differently constituted. The Church will be disestablished and the landlords of England, Wales and Scotland assimilated to those of Ireland. In other words, an attempt will be made to create a peasant proprietorship in both the British islands. I expect, moreover, to see the continental military conscription instituted in Great Britain before the close of the present century.

MR. BULL.—There you are certainly mistaken; the people of England will never consent to an enforced military service. It is repugnant to all the traditions of the nation.

SIR O.—Neither a Tory or a Whig administration would dare to suggest a conscription, but I predict that it would be one of the first measures of a Radical English Cabinet. We are an English speaking people, and yet in our Civil War we promptly resorted to a draft when the need for soldiers became urgent. It is a government of the privileged classes that fears conscription, and an executive which represents the mass of the community would be forced to treat all alike. England's military inferiority to France and Germany will be intolerable in time, and it will be the Radicals who will be the first to demand the putting of the whole population, without respect to classes, on a war footing.

MR. BULL.—We shall see. I am quite sure that Mr. Chamberlain would not dare to propose any such measure now. How will the four men you speak of as the leaders of the future regard the changes you think are likely to come about?

SIR O.—Salisbury, of course, would be bitterly opposed to any amendments to the British constitution. Parnell would be willing enough to disestablish the Church and diminish the power of the Lords, but he would oppose federation, for that would put Ireland in the background as compared with the great British colonies, and then the Irish leader will naturally oppose a conscription that would force his countrymen into the ranks of the British army. I confess to be particularly interested in Lord Randolph Churchill. His wife is the daughter of Leonard Jerome and is a beautiful and clever woman. He is the most promising statesman in England, with a great future before him. He would naturally favor federation and the conscription, but will stand by the Lords and the Church for obvious reasons. I am of the opinion, Mr. Bull, that the politics of your country will interest us mightily on this side of the Atlantic after the new Parliament commences its deliberations. But mark my words, the old-fashioned Tories, Whigs and Liberals will have to give way to parties representing more modern and progressive programmes of political action.

If there is an ordinance against hoisting safes on the street exteriors of buildings it would be a more sensible thing to secure its repeal or modification than to bring suits, in accordance with present efforts, for its enforcement. Safes could be hoisted up elevator shafts in a few buildings, perhaps, and there are a few other buildings to which access could be found from the areas in the rear, but in a great many cases no safe could be raised except at a prohibitive cost were they not raised from the sidewalks. This seems to be an easy matter to regulate. In the first place, accidents happen so rarely in hoisting safes that men walk under them with hardly a thought of danger. But, admitting that there is some danger, it would be an easy matter, entailing no great public inconvenience, to give safe companies permission to close the sidewalks during the few minutes while their safes are suspended in mid-air. All trades must live, and the most perilous pursuit carried on in the city of New York is not safe hoisting. More men are killed or disabled by falling bricks.

The paternity of the Land Purchase bill, introduced into the House of Lords and accepted as a Tory measure by the country, should make it an object of suspicion. Perhaps the landholding classes in England are becoming frightened. It may be possible that they accept a very distasteful measure because they see themselves confronted by a revolution only to be averted by radical remedies. But at this distance the measure looks like a scheme to save the property and privileges of the British landlords. Their lands have declined enormously in value, either for sale or for rent, under the prevailing agitation. What more natural, then, than that the owners should seek a new and strong customer in the government? Through this scheme it will be a long time in the future when the people who cultivate the lands can call themselves really the proprietors. At the rates at which they are held, and which the landlords will expect to maintain, the land will never be equal to the work of producing the purchase money, and the occupants of the soil will remain practically tenants, *i. e.* government tenants, whatever their nominal status.

It is curious to note that while a proposition to increase the tax on spirits and beer overthrew the Liberal Government of England with its immense majority not a protest has been heard

in any quarter against the increase of the income tax to 8 pence on the pound. The Liberals warned the Tories that if they did not agree to the tax on liquor and beer they must expect to put additional burdens on the backs of the wealthier classes, and so it has proved. Certain American newspapers have always claimed that an income tax was unpopular, whereas, as a matter of fact, it is the most equitable as well as the least objectionable burden that can be placed upon tax-payers. There are many reasons why personal property should not be directly taxed, and as a consequence real estate has to bear all the burdens of local and State government. It is quite time our tax reformers began an agitation to levy a judicious tax on incomes.

### Let Us Have the Argument Right.

The Boston economist and statistician, Mr. Edward Atkinson, has been often quoted approvingly by the opponents of silver coinage. In a recent number of the *Herald*, of this city, his opinions were given with considerable elaboration in the form of an interview, and the article was made the text for editorial encomiums. Briefly, in accordance with the views of Mr. Atkinson, there is no evidence of over-production in this country, but works of a constructive character have suspended progress and trade is dull simply because of the coinage of an eighty-three cent silver dollar. Men are fearful when contemplating investments that they will one day lose the margin between 83 cents and 100 cents, and so they prefer to keep their money idle.

Now, on the subject of over-production, the views of Mr. Atkinson will be accepted by all close observers; but when he charges that the silver coinage law has anything to do with the prevailing depression his views will be variously regarded as either dishonest, crude or whimsical, according to the temper or patience of his readers. Mr. Atkinson is quite an extensive compiler of statistics, but he has either studied the history that might have fallen under his own personal observation to very little purpose, or he has not studied it at all if he has not learned to estimate with some degree of clearness the influence of monetary conditions on industrial progress. It is the industrial conditions that make the monetary conditions free or complicated, and not the reverse. It will hardly be denied that the interval between 1865 and 1873 was a period of extraordinary industrial activity, displaying, in fact, a more rapid advance than was ever witnessed in this or perhaps any other country in the same length of time. Yet during all those years gold was held at a considerable premium, our legal tender notes were regarded both popularly and officially as unconstitutional, the national banking system was looked upon with a considerable degree of distrust, and there were so many causes to suggest breakers ahead that a President of the United States was to be found who stood ready to advocate a repudiation of the interest on the national debt as a means of preventing future catastrophe. The monetary, together with both the financial and fiscal situation, was almost chaotic, yet railway construction was prosecuted with extraordinary vigor, manufacturing grew apace, mechanics were well employed at unparalleled wages, and merchants grew opulent through their large and constantly extending trade. Small difference will it make to any man who, from the profits drawn from industrial or commercial operations, can buy and pay for a new dwelling house or a bundle of railway or bank stocks to-day if he is told that there is a possibility that something may happen to-morrow, the next week or the next year, to reduce their value by 17 per cent. He will sacrifice that trifle willingly, provided the remaining 83 per cent. represents clear gain. The views of Mr. Atkinson are not justified by our experience, and are probably only advanced to give momentum to the reactionary movement in favor of mono-metallism.

The *New York Sun*, on the other hand, commenting on the position of Mr. Atkinson, takes the ground that the depression is due to the popular dread of the appreciation of gold and the consequent fall in prices. This would be the better terms in which to put the question were it not, in the first place, a repetition of the argument of Mr. Atkinson, beginning on the other side of the circle and tracing it in an opposite direction. Then, again, the line of argument pursued by the *Sun* will not permit it to part company with Mr. Atkinson on the very ground for which we have been forced to condemn that gentleman's argument. It presupposes that the eyes of the great body of industrial producers and tradesmen in this country are fixed upon something which, as a matter of fact, is only studied by bankers and money dealers, as a matter of personal profit or loss.

We wish to have this subject clearly understood. The position of THE RECORD AND GUIDE on the subject of silver coinage has been too definitely and consistently stated to need any false or meretricious argument. We demand an easy and stable currency where silver and gold shall act together like the different metals composing a pendulum, to regulate the tendency to contraction or expansion caused by financial heats and chills. But, first of all, we wish that the chief cause for the prevailing depression shall be clearly comprehended. We do not wish the hard times to last

forever, or to be removed entirely by act of Providence—our only prospect for the future if we persist in misapprehending or misrepresenting the situation.

Competition is a healthful, stimulating influence when it is held under proper restraint; but unbridled or cut-throat competition, as the struggle for the control of the market is sometimes forcibly called, is the cause of the principal part of our industrial difficulties, and it is almost the exclusive cause of our present difficulties. It was competition, reinforced a little it is to be presumed by the shallow Granger attack on the railroads, that first reduced the receipts from transportation below the cost of railway service, and laid the foundation for that struggle for life that is still in progress, and which is demoralizing the entire market. Within the last four years the cost of steel rails, as a direct and illustrating consequence of this struggle, has fallen from \$60 per ton to considerably less than one-half that quotation. But no man in his senses will presume to say that the condition of the currency, either present or prospective, has had anything to do with this frightful, and, to the interests involved, ruinous decline. Our currency conditions were never so theoretically sound as they are to-day, yet the market price of commodities in a great variety of products has been permitted to go below the cost of production.

We do not propose to allow our enemies to make use of false arguments to defend a bad cause, and do not think that our friends will need to practice similar tactics to uphold a good cause. The point has been reached where either the price of merchandise must be raised to offer a sufficient margin over the cost of production, or the cost of labor must come down, and we shall not improve the situation by pointing to the paths which at best can lead us from our bad position by very circuitous and badly obstructed roads.

The key to an amended situation is in the hands of our railway managers. They are not always the best economists in the world, but their business intuitions, if they are not too fatally bent on wrecking rivals, should guide them in their present dilemma, and enable them to do a good turn for themselves and the public at the same time.

### Impressions of Foreign Travel.

BERLIN, July 5, 1885.

EDITOR RECORD AND GUIDE:

Berlin is a very modern city, almost as much so as Chicago or St. Paul. Of course it has its old quarters where the streets are narrow, the houses dating back centuries; but, apart from these reminiscences of the past, Berlin represents the last half of the nineteenth century, and has become a really great city only since the reconstruction of the German Empire under the reigning emperor. All the populous centres in the Old World have become such by being the capitals of mighty kingdoms—the seats of power. It is commerce or railway connections that build up American cities, but Berlin, Paris, Vienna, Madrid and London owe but little of their populousness and importance to trade or manufactures. Their greatness is due primarily to the fact that they were the centres of power in the past. The rich and titled were attracted to the courts; then came fortresses, palaces and art galleries. A working population grew up as a matter of course, but the local trade and commerce succeeded instead of preceded the making of the great city.

What strikes one in Berlin is the great number of government buildings. The emperor has his palace, so has all his cabinet; the different bureaux are splendidly lodged, the universities, the museums, the art galleries, the great arsenals, the technical schools, all owe their existence to the central authority. Destroy every evidence of a government in Berlin, and half the city would be in ruins. The same remark is true of our own Washington, which is destined, I think, to become one of the great capitals of the world, and yet which will never be either a trading or a manufacturing point. New Yorkers would do well to bear in mind that, with the exception of their own city, the most populous centres of all nations are never on the seacoast. Their situation is inland.

The founders of our Republic, Jefferson especially, were inimical to the growth of large cities. They looked upon populous centres as corrupters of public morals and as tending to bring into existence forces dangerous to free institutions. Their ideal of a nation was one in which property would be widely distributed and the bulk of the population be agricultural. The intention was that the planters and the farmers should be the controlling voting forces. It must be confessed that the doubt of our ancestors as to whether universal suffrage and Republican institutions would work well in large cities was well founded. The problem is a difficult one and has not yet been solved; but all over the civilized world two tendencies have become very marked—the concentration of inhabitants in large cities and the distribution of farming land among numerous small proprietors. But little thought is required to see why cities should grow rapidly in an age of steam transportation; but the change from large to small farms in all modern communities has, I think, been overlooked by political and social economists.

Our forefathers also had a dread of a centralized government. Their motto was that "that government was best which governed least." The individual was to be a law unto himself, and the central authority should be limited to looking after interests of a very general character. But the mistake of the Jeffersonian democracy was in overlooking the power of organization and the necessity for combined action to get the best results of civilization. The private corporation naturally came into existence to perform necessary public work, and in our own country has usurped many of the powers of government. A railway company is, in fact, a government, for it has the power to tax. It differs from the State and general authorities

only in the fact that it is irresponsible. It is easy to understand why the reformers of one hundred years ago objected to the existing governments. They found that the laws enacted by kings and nobles were injurious to the mass of the community, but they overlooked the fact that they were very good laws for those who made them. It is clearly to the interest of any caste or class when they can use all the forces of the State for their own benefit. Kings and nobles in the past, the great landlords of England, the slaveholders and the lawyers of the United States, all have been advantaged by being able to employ all the power of the nation for their own benefit. Now, why should not governments be used to help the mass of the community instead of certain privileged classes. It is this question which the Social Democrats of Europe are trying to solve. In our own country the public school system is an instance of State socialism. All the property of the community is taxed to educate all the children. Our municipal parks, also, aim to furnish places of recreation for the mass of the people at the expense of the property of the municipality.

But, asks my reader, what has this to do with Berlin and impressions of foreign travel?

My design is to impress upon Americans a lesson it is difficult for them to learn, that in Europe the governments, even the so-called despotisms, are the servants and not the masters of the nation. The State aid that Americans extend to the school system, in Europe embraces the encouragement of science and art. The universities, the colleges, the technical institutions, dispensaries and art galleries, which with us are private enterprises, are abroad under the fostering care of the several governments. We can never expect to compete with Europe in science and art until the forces at the command of our executive authorities are also wielded in the interest of the community. Private enterprise can never compete with the initiative of the central authority controlling all the forces and resources of the State. When can we hope to have a university like that of Berlin, with its 5,000 students, nearly 600 of whom are Americans. A Vanderbilt may give one of our medical schools a half-million dollars for a building, but the German Empire is more powerful than a hundred Vanderbilts with all their wealth. Peter Cooper gave New York a technical school, which trains perhaps 150 persons a year, but the largest building in Berlin to-day is devoted to the same purposes as the Cooper Union, and graduates literally thousands of trained artists, designers, modellers and master mechanics where the latter does tens. The best workmen in all our American shops are and will continue to be those born and trained in Europe, because America has no technical schools worthy the name, while Europe is full of them. We felicitate ourselves upon our public school education, yet 17 per cent. of our population are illiterate, while there are not 2 per cent. of the population of Germany who cannot read or write. Then the same Empire has hundreds of trained mechanics where we have one. In view of the number of Americans who yearly cross the ocean to profit by the art, medical and technical schools of the Old World, we ought to be willing to admit that paternal government, so-called, has its good points. The State may become a most potent factor in providing not only for the safety and comfort, but for its higher education and recreation of the mass of the population.

But State aid is being extended into new fields. In Great Britain the executive authorities are devising a machinery for securing healthful surroundings in all populous places and in providing homes for the poor. In London a neighborhood known as the St. Lukes, near the famous St. Giles, is to be rebuilt under government auspices. No less than twenty blocks of buildings will shortly be under way. The tenants are to have a room for half-a-crown a week, a lower price than they now pay for the most wretched accommodations. This is the same kind of enterprise Prof. Felix Adler is trying to institute in New York, but the latter is a petty affair because there is no government authority or countenance at the back of it, nor can there be under the limitations of administrative action in our country. Bismarck also is aiming at an extension of government aid to the working classes by organizing what may be called a health and life insurance bureau. The laborer, the employer and the State under this scheme are to contribute to a fund to be used in supporting the workmen when sick and when disabled by accident or old age. The trading and shop-keeping class are bitterly opposed to this measure, but Bismarck has had it endorsed by the Reichstag, and it is understood to be only one of many measures he has in view to improve the condition of the working people.

And here it may be remarked that, in the long run, wealth is better distributed in Europe than in the United States. There are no Jay Goulds or William H. Vanderbilts in Germany. It would be impossible for any single person to accumulate a gigantic fortune in a lifetime in that Empire. True, the Rothschilds are very rich, but their fortune represents the accumulation of several generations, and the family is a very large one. There are great fortunes in England, but they are rarely the result of one lifetime, and then the institutions of the British Empire, like those of the United States, favor the concentration of wealth in fewer hands by allowing a free play of forces. France is a very rich nation, but it has comparatively few very rich men. In our own country in California, a few years since, less than a hundred persons got into their possession two-thirds of the wealth of the whole State. Kearneyism was the result, and a new constitution with communistic features was enacted. This eating up of the little fish by the great ones would be impossible under the political and social systems of continental Europe. If we have another generation of Jay Goulds and Vanderbilts, and there is nothing to prevent and everything to help their production in our country, we must be prepared for a communistic propaganda in the United States.

But my letter is getting too long and I must defer further impressions for another week.

D. G. C.

"Now that the Northwestern pine lands are either mostly out of the market or are held at very high prices," the *Chicago Times* tells us, "Michigan parties are quietly buying large sections of timber land in the Puget Sound region. It is stated that they are gliding noiselessly over the territory, and dodging amid the big trees as slyly as nesting partridges, and buying up tracts in the best locations. One day, not long hence, it will be found that Michigan men own the pick of the timber in Washington territory."

## Home Decorative Notes.

—The very large and coarse straw bathing hats may be transformed into unique work baskets, they are gilded and bronzed, bent into any fanciful shape and ornamented with bows of ribbon.

—Beautiful surroundings inspire pleasure insensibly.

—Much of the jute velours is as soft and silky in appearance as the Turcoman curtains, which are considered by many the most graceful of draperies.

—Mexican feather work is seen on dinner cards.

—Fruit stains may be taken out by boiling water; place the material over an earthen bowl and pour the boiling water from the kettle over the stains.

—A delicate lamp shade is of blue silk, with a spray of pink honeysuckles painted in water-colors; while here and there are yellow butterflies fluttering about.

—Pretty lawn tennis aprons are made of ecru linen, with rackets, balls and net embroidered upon them in silk or cotton, in Kensington stitch; the strings are of ribbon harmonizing in tone with the embroidery; the sides of the apron and the tops of the pockets are feather-stitched.

—A cluster of Chianti wine bottles suspended over the sideboard forms an artistic and appropriate addition to the decoration of the dining-room.

—Instead of the heavy woolen rugs a cool and pleasant substitute is the Canton matting and the colored cotton rugs in blue, pink and grey.

—Flat effects in table flower decoration are still preferred.

—For summer mantel drapery silver grey linen is highly commended, embroidered in any of the numerous designs fancy dictates.

—Indian matting is very frequently used for the lower portion of walls, it is hardly sufficiently finished in appearance for the sitting-room or dressing-room, but is quite suitable for halls, staircases, library or bedrooms.

—A graceful treatment in oil colors for a mirror frame is a bunch of red clover blossoms lightly scattered in graceful disarrangement over the top and one side of the frame, with an occasional clover blossom and leaves falling upon the glass.

—The latest novelty in decorative textiles for summer use is a Moquette crêtonne of tapestry design and velvet effect, showing on a écru ground great fringed poppies, full blown and in bud, with seed vessels and foliage, the coloring shows low tones of red, pink and deep olive.

—Wall lamps of all kinds are in vogue for any kind of room.

—Wedgewood designs in table ware are popular.

—The new colored Marseilles spreads are becoming popular for country houses they are quite satisfactory; many of the designs are very artistic, the poppy and the lotus flowers conventionalized are displayed in deep red and blue in handsome borders and central medallions.

—Beautiful portières are made of heavy blankets, they may be dyed deep crimson, olive or any color desired to match the room, the borders are crossed with wide bands of plush, velveteen or cloth embroidered or, if preferred, remain plain.

—The wide fold fan, composed of parchment and showing only sticks, is one of the prevailing fashions of the day.

—Very attractive picture frames are of Indiana ash and sycamore, the last suited by its light cedar hue and striped grain marks for etchings, engravings and water colors.

—Wicker work furniture still retains its popular favor, owing to its lightness and convenience of removal from one room to another.

—Movable cushions are much used for armchairs and settles.

—A very elegant portière was recently noticed at Bently Bros., of No. 12 West Fourteenth street; the foundation was of golden brown Turkish satin decorated with maple leaves in the autumnal tints, the leaves were wrought in filo-floss, with the edges delicately tipped in fine chenille; the coloring and veining of the leaves had been studied in the happiest and most agreeable manner.

—Fine linen chair covers, edged with Torchon lace, are delightfully cool for summer wear; and when tied on with satin ribbons are rendered still more attractive.

—Chinese silks and surahs lined with batiste and trimmed with frills of lace, are used for bed spreads and pillow shams; the colors are shrimp pinks, terra cottas, lemon yellows, golden olives and cream color.

—A trophy of antique arms is a good decoration for a library wall.

—The old-fashioned dresser accompanies the sideboard in modern houses; it is built in the wall and makes in most cases part of the wall treatment.

—French knots used as a filling stitch may be worked with the greatest possible beauty and evenness in a frame.

—Cool and restful hammock pillows are made of soft India silk and filled with pine needles; the covering is ornamented in embroidery with a branch of the pine tree and the following words in quaint lettering on one corner of the pillow: "Give me of thy balm, oh! fir tree."

—Canton crêpe scarfs in any of the exquisite shades, looks well on the square rattan chairs that have plush cushions of some deep tone.

—In towelling some very beautiful designs are shown on canvas grounds bordering a body of linen momie; deep netted headings ending in ravelled fringes finish these luxurious articles, but what ladies will most appreciate and take delight as summer work for piazzas and loitering places, are the handsome cream white momie towels, with broad bands of canvas for embroidery, the pattern being already stamped on them for working; an extensive and choice selection of these stamped articles, including bureau covers, carving cloths, fine linen doilies, etc., are shown by James McCutcheon & Co., No. 64 West Twenty-third street.

**Personals.**

Charles F. McKim has taken a trip to Europe.  
 M. H. Beringer is spending his vacation at Saratoga.  
 F. Zittel is staying at the Prospect House, Bay Shore, L. I.  
 Randolph Guggenheimer will remain in town during the summer, owing to pressure of business.  
 George Reeber, of Reeber's Sons, is staying with his family at Rockaway Beach.  
 Jere. Lyons is spending his vacation at Far Rockaway, L. I.  
 I. W. Maclay is summering at his Yonkers residence.  
 J. C. Cady is spending the summer at his picturesque cottage at Alpine-on-the-Hudson.  
 W. H. Bellamy will shortly leave the city for Watch Hill, R. I., subsequently going to Scarborough, Me.  
 C. C. Haight is on his yacht "Crusader," now lying at Newport, R. I.  
 M. E. Davies is summering at his cottage at Demorest, N. J.  
 Allen L. Mordecai is spending his vacation at Long Branch.  
 John Jacob Astor is in Europe.  
 L. J. Carpenter is residing with his family at Tarrytown, N. Y., for the summer, coming to town almost daily.  
 Robert and Ogden Goelet are at Newport, R. I.

**Concerning Men and Things.**

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 Miss Calhoun, the American actress, who has achieved recognition on the London stage, would not rank very high in a New York theatre, if we are to credit the judgment of a young American lady who saw her play Dora in "Diplomacy" at the Haymarket. The same authority states that that piece was much better performed at Wallack's last spring, Mr. Lester Wallack, Miss Rose Coghlan and Miss Robe filling their respective parts far more satisfactorily than did the English artists who assumed corresponding roles. Miss Calhoun is a descendant of the great South Carolina statesman.

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 A correspondent writes us that the American colony at Carlsbad, which, by the way, numbered on July 5th but very few persons, are delighted to hear that ex-Senator Roscoe Conkling is to visit that famous health resort this summer. When he makes his appearance on the promenade his stalwart form will create a sensation, and being a decided blonde he will be taken for a Saxon, of which there are many to be seen at that place. The hair of some of the young Saxon girls is so white as to seem grey. The ex-Senator will, of course, take "Sprudel Quelle," as he always has a penchant for hot water and this is the hottest spring in Carlsbad. There will be this difference, however, in America Mr. Conkling is constantly in hot water, while in Carlsbad the hot water will be in him.

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 William S. Alden, the new Consul-General to Rome, has some marked personal peculiarities. He is a very timid gentleman, and is often in a state of nervous terror for no cause whatever. He resigned a position he held on the editorial staff of the daily *Graphic* some years ago because of the impression he somehow got that the building was likely to fall down. At the commencement of his career he read law in the office of William M. Evarts, but the legal profession was not to his taste and he commenced his literary career by writing for Robert B. Roosevelt's *Citizen*. He was afterwards an editorial writer on the *World*, *Graphic* and *Times*. His humorous articles on the editorial page of the last paper have attracted wide attention. After he was married and a father he went through the unusual experience of being afflicted with all the infantile disorders, including measles, hives, whooping-cough and finally scarlet fever. It seemed as if nature was making sport of him. This is his third visit to Italy. His first was when quite a young man, to get rid of a consumptive tendency.

**The Uncertainty of Titles.**

The following may be related as an illustration of the uncertainties attending the transfer of realty. The Valentine Mott estate held an auction sale of property in 1874, comprising ground lying between Ninety-third and Ninety-fourth streets and Eleventh avenue and Bloomingdale road and adjacent property. Through this property once ran an old lane, and the estate having had possession for forty years thought they were fully entitled to all the rights and privileges of ownership. At the sale of the property Mr. F. H. Cossitt purchased several plots, among which was one comprising 100 feet on the Grand Boulevard. Through two of these lots ran the old lane referred to, which had been opened ninety years before. Mr. Cossitt, who had paid his deposit of 10 per cent. on the purchase money, held that this would prevent his having a clear title to the property, and therefore requested the annulment of his purchase. The Mott estate, however, demurred to this, and said that the title was not affected by the old lane having once run through the property. The matter was brought into the Supreme Court, which decided in favor of the estate. Mr. Cossitt then went to the General Term, which upheld this decision. He then carried the matter to the Court of Appeals, which reversed the previous decisions and ruled as follows: That the lots not affected by the old lane would have to be accepted in purchase by Mr. Cossitt, but that he was released from the purchase of the plot of four lots, two of which ran through the old lane, and that the latter, having once been opened up to the public, the Mott estate could not give a clear title to the lane, notwithstanding their ownership of the property adjoining for a period of forty years.

The Continental Insurance Company has at last commenced work on the "L" extension at No. 1 Pine street, connecting with their Broadway building. The delay was due to the company's controversy with the Building Department as to the character of the fire-proofing floors. The company wanted to construct the floors in a manner which they thought would be stronger, safer, and equally as fire-proof as the usual flooring. Their floors were to consist of solid timbers, ten inches in thickness, laid side by side, and spiked together so as to be held in place, the interstices to be filled up

with asbestos, and the joints caulked tight on top with flexible material. On this was to be a layer of cement, covered by asbestos, on which the wooden flooring of the room was to be placed. Underneath the floor—on the ceiling—corrugated wire-lathing was to be placed, and this was to have a plaster finish. The company says this would have been a better ceiling than the regulation iron beams and hollow brick arches, that it had received the approval of the underwriters, and that it would stop a safe from falling through in case of fire. The Board of Examiners of the Building Department discussed the matter and decided that the company could not be allowed to use this method of fire-proofing, but that the flooring should be iron beams and brick arches. The architect, H. Kreidler, when asked about the matter, said that while he was not prepared to say that the flooring proposed to be constructed by the company was more fire-proof he thought that it was stronger for carrying purposes, and that if a fire occurred and a safe fell through one of the floors that it would probably go through the brick arches if it struck between the iron beams, whereas it would not go through such a flooring as desired by the company. The work is now under progress and the Astor's building, which had been delayed in consequence, will now also be proceeded with.

**The World of Business.**

**Our Trade with Brazil.**

The national debt of Brazil amounted on April 1, 1884, to 863,168,809 milreis, the milreis being worth 50 cents of our money; of this amount Brazil owed 169,213,333 milreis abroad, 187,936,661 represented paper money in circulation, and the rest constituted the home indebtedness. Large as the debt is for a population of 12,000,000, largely composed of colored people and some wild Indians, the creditors of the State would feel perfectly easy about it if there were not a chronic deficit for many years past continually swelling it. Thus the actual expenditure for the financial year 1881-82, only now published, was 139,470,648 milreis, and the receipts 131,986,964. For the fiscal years 1883-84 and 1885-86 the budget estimates are as follows:

	1883-84.	1885-86.
	Milreis.	Milreis.
Revenue.....	132,115,400	133,663,400
Outlay.....	130,185,060	128,559,238

Although both budgets estimate a surplus, it is well known that when the account is made they will result in deficits, as usual. During the fiscal year 1883 Brazil received domestic goods from the four leading commercial nations as follows:

England.....	\$33,460,531	Germany.....	\$2,992,850
France.....	11,989,411	Total.....	\$57,602,122
United States.....	9,159,330		

During the fiscal year 1884 we imported from Brazil:

Cocoa, lbs.....	1,837,637	\$224,977
Coffee, lbs.....	347,373,001	30,021,573
India-rubber, lbs.....	11,950,643	7,246,828
Sugar, lbs.....	363,385,001	10,986,870
Wool, lbs.....	526,916	55,409
Total.....	715,073,198	\$48,535,657

representing about 320,000 tons of 2,240 pounds. With the exception of Cuba, there is no country from which we receive an equal bulk of goods; hence the great importance of Brazil to us as a source of supply of colonial produce. Brazil, on the other hand, takes but few articles to any great amount from us. Thus, in the fiscal year 1884 the list shows:

Flour, 649,017 barrels.....	\$3,845,224
Coal, 13,093 tons.....	49,842
Cotton goods, 6, 266, 923 yards.....	607,394
Petroleum, 5,234,352 gallons.....	567,800
Lard, 3,524,636 pounds.....	386,192
Total.....	\$5,456,952
Other goods.....	3,189,312
Total.....	\$8,646,264

The bulk of what Brazil receives from England consists of dry goods and iron and steel manufactures; from France, dry goods, wines and articles of luxury. Brazil would take larger amounts of goods from this country if we could extend credit facilities to the merchants there the same as Manchester, Sheffield, London and Paris do, and if dealers and consumers in Brazil did not prefer poor but cheap goods to dearer but better ones. In neither of these two items are we prepared to meet the Brazilian demand; hence our trade with that country under the head of domestic exports will expand but slowly, especially so long as coffee and sugar remain depressed in price. Flour is likely always to remain the leading article we ship to Brazil, machinery may go to a greater extent as the sugar industry is developed. But, however this may be, Brazil is a country whose custom we should sedulously cultivate.—*Iron Age*.

**Sewer Betterments.**

The communication which Mayor O'Brien sent to the Board of Aldermen on Monday, pointing out the apparent neglect of the sewer department to assess betterments for the sewers that have been built and repaired in this city, is one of the results of lodging in the hands of the chief executive the responsibility for the proper carrying on of municipal affairs. One reason, no doubt, for the recent increased demand for sewers has been the discovery on the part of those making these demands that they were not called upon to pay their proportionate part of the expense of construction and repairs. In the cities and towns of this State other than Boston, the entire expense of constructing and repairing sewers may be assessed upon those who, directly or remotely, receive benefit from them. But the general statutes expressly provide that in the city of Boston not less than one-quarter part of such expense shall be paid by the city, and shall not be charged upon those using the main drains or common sewers. No doubt, in many cases concessions have to be made, but the only conclusion to be drawn from the figures which the Mayor presented is that these concessions have been made with reckless liberality and perhaps in a wholly unauthorized manner. At the same meeting of the Board of Aldermen at which this report was read, six different petitions were presented asking for the building of new sewers, which might possibly have been withdrawn if it had been known that hereafter 75 per cent. of the cost of construction would fall upon those who were directly benefited. The investigation which the Mayor proposes can, however, have but little effect in the way of recovering money which should have been, but which was not, paid. The Public Statutes assert "that assessments so made shall for one year after they are made constitute a lien on the real estate assessed, and may, together with incidental costs and expense, be levied by sale of such real estate, if the assessment is not paid within three months after a written demand for payment, made either upon the person assessed or upon any person occupying, such sale to be conducted in like manner as sale for the payment of taxes." Now, by implication, at least, the law would not give to the city an opportunity to recover betterments that have not been assessed after one year from the time at which the sewer improvement was completed. The effect of the Mayor's message will be seen in its future results.—*Boston Herald*.

## Brought Home.

Recently we demonstrated, by high authority, that the chief sufferers, in these days of depression, are not the wage-earners but the capitalists. Wage-earners never had such opportunities for purchasing cheaply many of the necessities of life. Capitalists, on the other hand, never were so hard pushed to keep their enterprises running and pay their employees. In Augusta, we have more than \$3,500,000 invested in manufactures. Not a dollar of dividend has been paid to the stockholders in two years. The stock, in many cases, has declined in value at least one-half. This has brought much distress to people who are usually accounted to be "rich," and it has made times harder, because the money does not circulate. What is true of mill stock is relatively true of many other securities, bank and the like. This may be poor consolation for the laboring masses, perhaps, but it is something worth their while to think about. The so-called rich men, as a class, are not happily circumstanced at this time. They are not only suffering in purse, but in mind. Many a person supposed to be prosperous two years ago, has submitted to grievous shrinkage in fortune and often found it much harder to subsist than the wage-earner who has been regularly compensated. No poor man, who has steady employment and fair wages, need envy the majority of capitalists who are filled with anxiety, night and day, not only to save the remnant of their property or preserve it intact for future benefit, but also to keep the wheels of industry moving, even at a loss, rather than allow poorer brethren to be without work or wages. If ever there was a time when the masses of capitalists were not to be envied it is now. If there ever was a time when labor should sympathize with and respect capital it is now.—*Augusta Chronicle*.

## Judges Sitting as Referees.

The people of New Hampshire several years ago became dissatisfied regarding the large sum of money annually expended in paying fees to jurors in civil cases. They hit upon the ingenious expedient of providing that in cases where the amount of damages claimed was not over \$100, and in which the title to real estate was not involved, the trial might be by a referee without a jury. This provision was imbedded in the constitution in 1876, and by 1889 the amount of the jury pay rolls had fallen from nearly \$45,000 per annum to less than \$25,000. But the people were yet dissatisfied; for the fees of the referees ran up to \$17,491.19 for the single year 1880-81. Then a law was enacted providing that the judges should sit as referees after disposing of their jury cases. This procedure has already reduced the jury pay rolls to less than \$20,000 per annum, and cut down the fees of the referees to less than \$4,000. The aggregate for 1884-5 is but \$23,088.76, against \$53,498.17 for 1876-7, a clear saving of more than \$30,000 in one year to the litigants. It must not be supposed that this saving was effected by a practical refusal of justice; on the contrary, the new system is more popular than the old and is the apparent cause of a large increase of the number of cases. The Legislature is now considering a needed measure for the increase of the number of judges. The importance of the improvement in the administration of justice which has been effected is recognized. The dockets have been cleared, and the time consumed in carrying a case to final determination is less. The lawyers have less incentive to waste time in eloquence, there being no jury to captivate, and there is less opportunity for or use in the various vexatious methods of re-opening the case after judgment, which are so familiar to the bar. In short, it is evident that New Hampshire has secured a marked improvement in the administration of justice, and she could not be induced to abandon the advantage gained. Many other States might advantageously imitate the example of New Hampshire, and introduce into their judicial system a simple sort of arbitration by providing, even without waiting for amendments to their constitutions, that such civil cases as do not involve the title to real estate and do not ask for damages in excess of \$100 shall be summarily heard without a jury, unless a jury is explicitly demanded by one of the parties. This provision has been found to work well where it has been tried, and it is astonishing how many litigants are satisfied with trial by the judge alone. It is probable that more than half the jury cases in the United States would be left to the bench. The consequent saving of expense and expedition of adjudication would constitute quite an item in the popular appreciation. In Louisiana much of the business in the civil district courts is transacted by the judges without the intervention of juries, although a jury-trial can always be had if desired. In purely civil causes juries are often dispensed with to advantage.—*N. O. Picayune*.

## The Forestry of the South.

We know full well that the subject of the forestry of the South has been worn threadbare in the effort of many writers—the one to outrival the other in graphic descriptions of the almost limitless quantity of timber in the virgin forests of the South—and we would not at this time consider this subject, nor annoy our readers with the "off-repeated tale" had not one of the lumber journals of the Northwest taken occasion to doubt the statement so often made by statisticians. That we may enlighten at least the believer in the future greatness of the South, we have made examinations of the statistics of the local authorities of the several States and are prepared to show, approximately at least, the number of feet in several of the States in the South. The State of Louisiana appears to be the special bone of contention with our contemporary, and we give it the first and most prominent mention. The long leaf yellow pine of this State is estimated at 26,588,000,000 feet; the short leaf pine at 21,625,000 feet. Besides this vast amount of pine there is a large growth of poplar, cypress, gum and other valuable timber trees, the whole amounting in the aggregate to more than that of the growth of any two States in the Union. Texas probably ranks next as a pine-producing State. The important timber area of Texas is confined to the extreme eastern part of the State, and contains approximately 20,508,000,000 feet of long leaf pine, and 26,093,200,000 feet of short leaf pine, a total of 46,601,200,000 feet. The growth of other timber in Texas is comparatively light. Arkansas ranks next in importance as a pine growing State, but, unlike its sister States, has but one kind, the short leaf pine, of which there is 41,315,000,000 feet. Mississippi ranks next in importance with an estimated growth of 18,200,000,000 feet of long leaf pine and 6,775,000,000 feet of short leaf pine. In addition to this there is a district in the northern part of the State covered with different varieties of hardwood, while in the swamps and lowlands, cypress, gum and water oak attain enormous size. Alabama is an important factor in the lumber growing section of the South. The pine lumber standing is estimated at 18,885,000,000 feet long leaf, and 2,307,000,000 short leaf. Alabama has a vast forest of an excellent quality of hardwoods, such as oak, hickory, ash, walnut, cherry, etc. In the northern part of the State is perhaps the greatest source of its forest wealth, there is found two varieties of cypress, the black and the white. This cypress region covers an area of about 80 square miles. Georgia is particularly rich in pine lands. The census map of the State indicates dense forests covering the entire southern half. As in the States heretofore mentioned, with the single exception of Arkansas, the pine is chiefly of the long leaf variety, the amount now standing is said to be nearly 17,000,000,000 feet. In Florida there are extensive forests of pine and great quantities of cypress. The long leaf pine now standing is estimated at 6,615,000,000 feet. South Carolina has pine forests extending for 150 miles from the coast and following the line of the sea. The amount of pine standing is estimated at 5,316,000,000. In the western part of the State there are large quantities of valuable hardwood standing. North Carolina contains in the ridges and valleys of the Appalachian system dense forests of valuable hardwoods. The pine woods have been heavily cut into for lumber and the manufacture of naval stores, an industry that has assumed considerable importance in the State and made serious inroads into the forests. The amount of pine still standing is large, being estimated at

5,229,000,000 feet. The two Virginias have a timber area covering about 50,000 square miles, on which a valuable growth of hardwood is standing. Walnut, oak, hickory, ash, etc., can be found in almost inexhaustible quantities. The States of Kentucky and Tennessee together have a timber area covering 32,000 square miles of similar growth, and of equally as fine timber as is grown in the Virginias. Such are the timber resources of the South based, as they are, upon approximate estimates. That they are correct absolutely we do not attempt to establish as a fact, yet we know that they form a basis from which to draw our conclusions as to the value of the forestry of the South. The whole show the number of feet of pine, board measure, to be 216,204,400,000. The hardwoods of the South are sufficiently plentiful to supply the home markets, and such of the foreign markets as draw their supply from our forests for a century to come, and how much longer our posterity living at that time can amuse themselves estimating.—*Chicago Journal of Commerce*.

## The Supply of Gold.

It is well known that newspapers do not hold themselves responsible for the statements of their correspondents, nor feel obliged to refute them when wrong; but the review of the Wall street situation, wired the *Inter-Ocean* from New York under date of July 19, contains a paragraph which ought not to be allowed to go unnoticed. Speaking of the recent conference between Treasurer Jordan and the New York bankers, and the arrangement entered into at that time in regard to gold payments, the dispatch states: "The government had not, then, nor was there the slightest chance of its receiving prior to the 1st of August, gold enough to meet its obligations in gold without trenching upon the fund for the redemption of legal tenders." This state of things is designated as "the imminent approach of the crisis." Now what are the facts? In the first place, it is between five and six years since the government promise to redeem legal tenders on demand went into effect, and no demand whatever has been made for redemption. On the contrary, the practical effect of resumption was to increase the gold supplies of the Treasury. Nor is there the slightest indication of a disposition to demand gold for greenbacks. Secondly, the supply of gold in the Treasury, so far from being small and suggestive of inadequacy, is absolutely enormous. The 1st of July, only nineteen days before that dispatch was sent, and about a fortnight before the conference held, the government had in its vaults no less than \$247,028,625 in gold, \$110,000,000, in round numbers, more than the Bank of England. After deducting the liabilities the net gold in the Treasury was \$120,298,895. The only decrease since was the usual July interest payment. If that is "the imminent approach of the crisis" it is to be hoped that the government will always hover over the brink of monetary ruin. If Mr. Treasury Jordan and his conferees really want to know what it is for the Treasury of the United States to be in imminent danger of a crisis, let them revert to the financial history of the department at the close of the last Democratic administration, when neither silver nor gold was to be found in its coffers. At that time the banks of New York had to come to the rescue, and rendered very great service. But now the United States may well quote in response to overtures of relief the Irish soldiers remark to his negro companion, "I scorn your assistance." The fact of the business is that the banks of New York City have from the first set themselves to defeat the remonetization of silver, and this latest dodge is simply another move upon the chess-board of their little game. No intelligent citizen will be deceived by the absurd pretense of a shortage in the gold supplies of the Treasury. It is like representing the elephant as saying to the ant as they were going into the ark, "Who are you shoving?" It is only because Jordan is trying to play into their hands that the government is allowed to be put in the attitude of a beggar for gold when it is really abundantly supplied.—*Chicago Inter-Ocean*.

## The Bland Law.

Many of the eastern newspapers are agitating very vigorously the repeal of what is known as the "Bland act"—the law requiring a coinage of standard silver dollars to the number per month that \$2,000,000 will purchase of silver bullion. Most financiers and thinkers believe that the obligatory coinage of silver dollars ought to be suspended in the interest of bimetalism. But the Eastern journals are likely to defeat the proposed repeal by the course they are taking. The New York *Herald* has printed a double-headed article in which it demands the repeal of the law on the ground that it ought never to have been passed. It denounces the law as "the greatest financial blunder ever made," and intimates that "it was a disgraceful job executed in the interests of a particular ring to the serious detriment of the welfare of the entire nation," and more slush to the same effect. There is absolutely no warrant for such a statement, and it is calculated to antagonize the advocates of silver in Congress, whose assent is necessary to suspend the coinage act. The passage of the "Bland Bill" was achieved by a more than two-thirds vote in response to a popular demand of probably nine-tenths of the American people for the restoration of the silver dollar as an integral part of the American monetary system. It played an important part in the resumption of specie payments by giving confidence to the country. It re-established the double standard. The reasons for suspending silver coinage have arisen since the passage of the law, and its repeal can only be secured through the co-operation of those who were favorable to the law, and not by calling them fools or scoundrels.—*Chicago Tribune*.

## Mexico's American Railways.

The large amount of money which American capitalists have invested in their railway enterprises in Mexico, now aggregating close on to \$80,000,000, makes the treatment of the roads by the Mexican government a matter of immediate and large interest to every American. There are a few fundamental facts which should be kept in mind during any consideration of the matter. The Mexican government was unwise in burdening its revenues to so great an extent in the interest of the railroad builders, and on this very point the *Picayune* warned it time and again; but it is undeniably bound by its agreement, and should keep faith with those who have expended their money in dependence upon that faith. One unfortunate consequence of the recent action of the administration has been the failure of the National road, which has completed some 910 miles out of a total concession of 2,200, to obtain the necessary funds to finish its main line, which was soon to have afforded New Orleans and the whole of the United States north and east of it with a short through route to the City of Mexico. The National has disbanded its construction forces, and will confine itself for the present to the operation of its completed line, which lie in disjointed fragments, part connecting with Laredo and part with the capital. What the result of inactivity will be as regards the National's concession, we cannot say; but it may possibly result in forfeiture, which would be more disastrous than the loss of a few million dollars of subsidy already earned. It is to be hoped, in the interest of all parties to the difficulties, that some way may be found by which the completion of the gap in the National between Saltillo and San Miguel de Allende shall be certainly secured—the sooner the better. Fortunately for the Mexican treasury, the American syndicates only built some 2,700 miles of the 12,000 for which they had obtained concessions, and of the remainder a considerable part has lapsed through failure to do the amount of work promised within the specified times. Nevertheless, the aggregate amount of subsidy actually earned by the building of the completed sections is quite considerable—in fact about \$25,000,000. The Central has built 1,354 miles of road, and earned above \$16,000,000 subsidy. The Sonora Road, which belongs to the Atchinson, Topeka and Santa Fe, practically the same Boston syndicate which owns the Mexican Central, has earned \$2,570,530 subsidy. The National has earned five or six million dollars—we do not remember the precise sum. American capitalists have also built a splendid little road from



Altata to Culiacan, which gives outlet to the Gulf of California to a large and valuable section of the State of Sinaloa, hitherto accessible only by primitive Mexican methods. This road is only 38 miles, long; and since it cannot be remunerative till it extend across the mountains to a connection with the Central, there is every reason why the proportionately large subsidy promised should be promptly paid. The Mexican government can make no accusation against the roads we have named; they have more than fulfilled their contracts, and deserve not merely lenient treatment, but as great consideration as the administration may find itself in a financial position to grant. The restoration of the Mexican finance to a position of independence is a work of time and careful patience; but it depends so largely upon commercial prosperity that it will be retarded, not advanced, by any injudicious harshness exercised toward those avenues of commerce which the recent action of the administration is disabling. We trust that in any event the government will stick to the principle that faith must be preserved, even if temporary delays are unavoidable.—*N. O. Picayune.*

**Wall Street Delays.**

The touters of Wall street are just now executing their most ravishing fantasias on the price scale, with the amiable design of enrapturing the guileless lamb as he frisks. The time when the big gamblers make their gigantic deals, and boom prices, is the time when the innocent lamb is more easily lured to the shears, for notwithstanding his mild temper, he has an unconquerable weakness for excited, rising markets, but rarely has the nerve to operate for a fall. It is, or ought to be, therefore, a tip-top shearing time, as there is an *a priori* condition of a most engaging bull market. Hence the whole orchestra of Stock Exchange circulars and Wall street journals is putting forth its best work in order to impress the lambs with the belief that the feast is ready. The *New York Indicator*, for instance, in the issue of this week argues that, notwithstanding the rise, prices are really very low. This may or may not be true, for since the test of cheapness is the future cost of production, trade and finance, and since the predicate of cheapness is based on an assumption of future conditions, it is the work of a prophet to decide whether prices are cheap or not. But the *Indicator's* logic is worth noticing because it is so arranged as to present a plausible *prima facie* case good enough to deceive the unwary, while in reality it is shallow sophistry. The *Indicator* argues that prices are cheap now because they are below the highest prices of July, 1884, by say 2 to 27 per cent. Taking this as correct, and it is sufficiently so for the purpose, what does it prove? The fact is that the highest prices of July, 1884, formed the best selling basis with one exception in about eight years, assuming that differences were settled on the decline of a twelve month. New York Central, for instance, was 16 1/2 per cent. higher last July than the present figures with which it is compared, but New York Central declined 30 per cent. from that figure, to a point 14 per cent. below the present. Lake Shore declined 38 per cent. from July, 1884, to a point 17 per cent. below the present. Michigan Central declined 27 per cent. below July, 1884, to a point 14 per cent. below the present. Missouri Pacific declined 11 per cent. below July, 1884, to a point 8 per cent. below the present. Western Union declined 11 per cent. from July, 1884, to a point 12 per cent. below the present. Reading declined 16 per cent. from July, 1884, to a point 1 1/4 per cent. below the present. New Jersey Central declined 36 per cent. from July, 1884, to a point 9 per cent. below the present. Lackawanna declined 35 per cent., and so on, with immense adverse differences for everything in the list.—*Courier Journal.*

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**Real Estate Department.**

The Real Estate Exchange has shown some little activity this week, for the first time in a fortnight. During the earlier part of the week the sales were unimportant, but yesterday a large crowd was gathered together to witness the sale of the property of the Bankers' and Merchants' Telegraph Company. Quite a stir was occasioned by the presence of "Bob" Ingersoll and Edward S. Stokes, the latter of whom bought in the property for the committee who are reorganizing the company. There were also five sales of real estate, nearly all of which were bought by parties in interest. In the offices of the brokers little has been done, many of them being on their vacation.

The following is the table of Conveyances and Mortgages for the past week as compared with last year. They are both smaller in number and amount than in 1884. The transactions in North New York are about equal in number, though double in amount. The Mortgages show an unusually large decrease, quite out of proportion to their number. The Projected Buildings again make a better showing this week than the corresponding period last year, being larger both in number and amount:

CONVEYANCES.			
	1884.	1885.	
	July 25 to 31, incl.	July 24 to 30, incl.	
Number.....	208	163	
Amount involved.....	\$2,226,296	\$2,080,284	
Number nominal.....	44	35	
Number 23d and 24th Wards.....	44	42	
Amount involved.....	\$50,451	\$103,467	
Number nominal.....	7	11	
MORTGAGES.			
Number.....	176	144	
Amount involved.....	\$2,624,933	\$1,279,827	
Number at 5 per cent.....	93	48	
Amount involved.....	\$1,086,961	\$459,325	
Number at less than 5 per cent.....	3	4	
Amount involved.....	\$107,000	\$205,000	
Number to Banks, Trust and Ins. Cos.....	28	16	
Amount involved.....	\$653,600	\$201,500	
PROJECTED BUILDINGS.			
	1884.	1885.	
	July 26 to Aug. 1.	July 25 to 31.	
Number of buildings.....	31	42	
Estimated cost.....	\$394,025	\$403,275	

**Gossip of the Week.**

S. Eddy & Co. have sold for the Ransom estate the two four-story brown stone stores No. 32 Cortlandt and 39 Dey streets, 26.9x123.10 and 25x91.10 respectively, for \$95,000 cash.

The Watt estate has sold ten lots on the south side of One Hundred and Twenty-third street, between Ninth and Tenth avenues, for \$37,000, to A. A. Teets, for improvement.

John Walker has sold the two five-story brick tenements with stores on the southwest corner of Second avenue and One Hundred and Fifteenth street, each 25x80x100, to a Mr. Waters, for \$51,000.

Randolph Guggenheimer has sold two lots on the north side of Seventh street, 100 feet east of Tenth avenue, to Thomas Duffy, for improvement.

E. Michaelis has sold for J. R. Johnson the five-story brown stone tenement, No. 121 Chrystie street, to Charles Vonhof for \$31,000.

**Brooklyn.**

Haviland & Sons have sold the three-story brick house, No. 221 Gates avenue, 21x42x100, to William Ludden, of Savannah, Ga., for \$9,000, and the frame cottage No. 188 Monroe street, 20x36x60, to N. Morton for \$2,800.

Fr. Herr has sold the two-story frame dwelling with extension, 22x47, lot 25x100, to Louise Hoh, for \$3,100, and the three-story brick store and tenement, irregular in size, on the junction of Cedar street and Myrtle avenue, to Lena Henricke, for \$12,000.

Wm. H. Herbert has sold the block front, 200x120, on Third avenue, from Sixth to Seventh street, to D. Allen's Sons, for \$5,600.

**CONVEYANCES.**

	1884.	1885.
	July 25 to 31, incl.	July 24 to 30, incl.
Number.....	168	200
Amount involved.....	\$501,985	\$907,903
Number nominal.....	38	35

**MORTGAGES.**

	1884.	1885.
	July 26 to Aug. 1.	July 25 to 31.
Number.....	131	184
Amount involved.....	\$615,597	\$594,235
Number at 5 % or less.....	44	79
Amount involved.....	\$160,275	\$203,536

**PROJECTED BUILDINGS.**

	1884.	1885.
	July 26 to Aug. 1.	July 25 to 31.
No. of buildings.....	110	56
Estimated cost.....	\$842,125	\$250,558

**Out Among the Builders.**

The Post Building Co. has been incorporated with a capital of \$575,000 in 5,750 shares of \$100 each. The incorporators are George B. Post, Charles A. Post and J. Langdon, and the trustees John A., G. B. and C. A. Post. The object of the company is stated to be the purchasing of real estate in New York city and county, and building, selling, leasing and improving the same. We learn that the company does not intend to make any improvements, but that it has merely been formed by the owners of the Post building on Exchange place, \$400,000 being common stock and \$175,000 preferred.

J. C. Burne has the plans under way for six five-story brick and brown stone tenements and stores, 25x60 and 80 each, to be built on the southeast corner of One Hundred and Ninth street and Second avenue.

Thomas Duffy will shortly build two five-story brick and stone tenements, 25x85, lot 112 on the north side of Seventeenth street, 100 feet east of Tenth avenue, to cost about \$32,000.

Thom & Wilson are drawing the plans for three three-story and basement dwellings, two 18.4 and one 18 feet front, to be built on the north side of One Hundred and Twenty-fourth street, 217.10 east of Sixth avenue, for A. G. Gabay. Thom & Wilson are also the architects for John Coar's houses on Eighty-third street, reported last week.

**Brooklyn.**

E. Haight is about to build two handsome private houses on Hooper street, near Bedford avenue. One will be three stories and basement high and the other two stories and basement. They will be in cabinet finish and have all the modern improvements. The architect, Ernest W. Greis, of New York, estimates their cost at \$25,000.

Th. Engelhardt is preparing sketches for a three-story frame tenement, 25x55, to be erected on the south side of Troutman street, 275 west of Humboldt street, for F. Salmon.

A. Herbert is drawing plans for two four-story frame stores and tenements, each 20x46, to be erected on the corner of Franklin and Park avenues, for J. Mayer, cost \$7,000; a four-story frame store and tenement, 25x60, at No. 76 North Seventh street, for D. B. Buckley, to cost \$7,000; and a four-story frame tenement, 30x60, on North Eighth street, between Third and Fourth streets, for A. Smith, to cost \$7,000.

H. Vollweiler has plans in hand for two two-story frame (brick basement) dwellings, 22x45 each, to be built at Nos. 177 and 179 Jefferson street, for Mr. Trimble, to cost \$3,000 each.

**Out of Town.**

**East New York.**—G. D. Pitkin is about to build two three-story brick dwellings and stores on Pennsylvania avenue, to have a dimension of 50x45 together, and which will cost about \$7,000. The plans are being drawn by H. Kreidler.

**Newark, N. J.**—R. Burgess & Co. have sold for the Hargan estate the three-story brick dwelling with stores, lot 67.5x75, situate on Market and River streets and Madison place, to Samuel Gibbon, for \$9,000, and two lots for F. L. Stiles on the west side of Littleton street, 190 feet south of Bank, to Conrad Yunker, for \$1,100. The latter will erect thereon a three-story and attic dwelling, to cost about \$2,500.

The tax rate for this year is \$1.93, as against \$2.03 last year.

**Maspeth, L. I.**—Th. Engelhardt has plans in hand for a two-story frame dwelling, 20x28, with one-story frame extension, 13x13, to be built on Fiske avenue, between Hull and Jay avenues, for W. L. Smith, to cost \$2,000.

**New Rochelle, N. Y.**—Miss E. L. Gilder, editor of the *Critic*, is about to erect a handsome cottage on the southwest corner of Leland avenue and Chesnut lane. It will be two-and-a-half-stories high, 28x44 in dimension, and will cost about \$5,500. The plans are being drawn by Geo. M. Huss.

**Contractors Notes.**

Bids will be received by the Commissioners of Public Works until Tuesday, August 11th, at 12 o'clock, for paving with granite block pavement: (1) Monroe street, from Catharine to Clinton street; (2) 10th avenue, from 59th to 64th street; (3) 4th street, from Bowery to Avenue B.

Bids will also be received at the same time and place; (1) For furnishing

and delivering the necessary materials and resetting and relaying the curb and flagging around the Forty-second Street Reservoir; (2) Furnishing Department of Public Works with lumber.

Sealed proposals will be received at the office of the Board of Education until Tuesday, August 4, at 4 o'clock P. M., for heating apparatus for the new High School, new school in Stockton street, new school in Van Huren street, and the new branch of No. 11 in Waverly avenue, Brooklyn. Plans

and specifications can be seen at the office of the engineer of the Board of Education in Red Hook lane.

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

### BUILDING MATERIAL MARKET.

**BRICKS.**—For a short time following our last, trade in Common Hards was a little more active, but has since fallen off again and the market is now slow with a weakening tendency on values. Receivers are inclined to attribute the indifferent demand to uncertain movements of workmen during the hot weather, and a consequent diminished consumption with dealers naturally indisposed to carry stock. The latter feeling becomes more pronounced when it is found that supplies not only keep up to full volume afloat, but are running to a surplus, with holders exhibiting sufficient anxiety at times to induce a modification on the cost as an inducement for customers to move with greater promptness. Quality is averaging very good, and this places anything that may happen to show up poorly at a still greater disadvantage than usual. On the general range about former figures are given, but intermediate grades have shaded 12½ on some of the late sales. At the points of production work continues without abatement and supplies are commencing to accumulate somewhat. Pales have been in fair demand, indeed rather more call was made than expected, and the better run of quality steadied up in tone to some extent. Croton Point Fronts continue firm on best quality at full former rates, but we understand that some makes can now be bought for \$11 and \$12 respectively for the two shades.

**GLASS.**—The general demand for window does not appear to be much out of the usual course, but is on the whole fair and covers a good average assortment. Supply equals the outlet, and, so far as made public, no positive change in value has of late taken place.

**HARDWARE.**—Demand continues moderate and uncertain from pretty much all quarters, and immediate business is light. From some points in the interior, however, feelers are being thrown out, and it is thought will be followed by orders. Local consumption promises fairly for this fall, it is said, with a good full proportion of builders' hardware likely to be wanted. The one difficulty with the market at the moment is to keep values in good uniform shape, but the efforts of manufacturers looking to such an end are becoming more decided, and beneficial results are hoped for. A large meeting of manufacturers of barb-wire held at the West, it is understood, have agreed to form a combination and advance rates 15 per cent.

**LATH.**—There has been scarcely any change in the market. Considerable stock came in, but such of it as did not have a place for delivery already provided on previous sale secured prompt demand and found customers willing to pay former value. This may be placed at \$2.15 per M, from which there has been no variation, except in one unimportant instance, and the possible remarkable feature of the situation is the unanimity shown among receivers in naming a quotation.

**LIME.**—Sellers continue to report a good market, and steady outlet seems to be provided for supplies as they come to hand. An unusually large amount of stock was absorbed during the month just ending and there is an impression that dealers are becoming somewhat less anxious. State finds about a proportionate call.

**LUMBER.**—The retail trade is evidently unevenly divided, as we find that while some dealers report matters in pretty good form others speak of a slow and unsatisfactory trade. We attribute this, however, in a great measure to locality, an influence before noted and one which at times is of considerable importance. The least favored yards at present, however, in due time will undoubtedly be active, while those from which distribution is now going on turn out smaller amounts awaiting new contracts. As a whole the movement is fair for the season, and as near as can be judged on the usual conflict of statements regarding retail valuation cost does not differ to any material extent from that for some time ruling. On the wholesale market there is any quantity of "reports," and some of them just a trifle peculiar in their tendency, but after all they have but two general and very natural forms, the seller taking the hopeful view and the buyer the opposite. A careful sifting of statements, however, reveals very little radical change from last week, and the position may be considered as easy for ordinary or only good qualities, but well maintained on choice stock, about the only exception to the latter being Yellow Pine, and for that there seems to be no strength attainable. Local accumulations of all kinds are growing, but remain open for considerable increase. Selected, however, appears to have been very good.

Eastern Spruce is sold up pretty closely, sometimes as a matter of necessity and frequently because buyers are waiting for an offering, and the real influence upon value is in the question of supply. In other words, there seems to be a steady sort of outlet for stock that neither expands or diminishes from week to week beyond the limits of a few cargoes, so that the main object of receivers is to adjust their offering accordingly and especially to prevent an overrun. At the worst, however, shadings of late have been only fractional in character and confined to faulty or undesirable stock, as some of the most careful dealers do not hesitate to accumulate attractive assortments at present cost. The mills, generally, continue at work, and are willing to negotiate for additional orders, but the production seems to be careful and judicious and well in hand, that with any marked addition to the demand manufacturers will be able to stiffen values. We continue to quote at \$13.00@15.00 per M for general run of merchantable, but short and narrow stuff has to go at \$12.00 or less if urged.

White Pine for the present is a little nominal. Considerable stock has come to hand within four or five weeks, or is reported close by, and the movement is said to have been hurried by unusual facilities

afforded in the way of transportation accommodation, and against this supply there is no compensating outlet at present. Exporters are considered likely customers, but the home trade more or less uncertain. The dealers who handle the incoming stock, however, have never been considered in any way stupid or reckless in their methods, but, on the contrary, many of them rank among the shrewdest in the Trade, and, no doubt, all see apparent good reason for their movements. Some of the arrivals also indicate that regular sources of supply have not of necessity been resorted to, and that manufacturers who gave satisfaction on direct shipment last year are retaining their customers. We quote at \$15.50@18.00 for West India shipping boards; \$25@29 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine is said to have found "pretty good sale" of late in two or three instances, partly for local delivery and partly to go through to other points, but the selling capacity of the market continues so great that about the only result is to raise a grumble among the numerous operators who failed to secure a customer. Prices have failed to obtain any stimulus almost as a matter of course, but operators continue to entertain "hopes." Additions to the supply are fair and mostly by sail, as it is only in small special orders that sail is resorted to. We quote as follows: Randoms \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$23@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough and \$19@21 for dressed.

Hardwoods are said to have a very irregular market, and there is certainly discrepancy enough in the statements made regarding values to puzzle two or three Solomon's in an effort to make any kind of a close quotation. In fact, it is simply impossible to give a fairly comprehensive line of valuations and figures named on the various goods are for the most part nominal. This is, of course, due to the old difficulty, the absence of any positive standard, the careless manner in which stock is shipped to this market and the dozens of impediments in the way of placing straight lots as they arrive. Anything that is really attractive, however, does not wait long for a customer and at this point the irregularity of the situation disappears. Indeed, there is really a first-rate demand for the better grades of all leading domestic hardwoods, and they seldom remain in first hands beyond the time necessary to properly present them for treaty. This is not due to immediate consumption but to full faith in the future, and many of our largest dealers are simply storing away all they can find room for, some even having been "out West" to pick up additional unconsidered trifles and let them remain on storage until ordered forward. Medium stock, culls, etc., are sold out also, but generally for what they will bring, and go into immediate consumption. In the foreign woods Mahogany is holding its own well. There has been some falling off in consumption but simply a proportionate one, and the wood holds its place in line with others without difficulty, while all dealers who can offer a good article command corresponding prices. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@42 do.; oak, \$30@55 do.; maple, \$25@35 do.; chestnut, \$28@34 do.; cherry, \$75@90 do.; white wood, \$28@35 do.; elm, \$20@23 do.; hickory, \$45@55 do.

Shingles meet with more or less demand both on home and foreign account, and as a rule appear to be quite steady, with no surplus of stocks shown. We quote Cypress at \$8.00@10.00 per M for 6x20 and \$10@11 do. for 6x20 regular assorted shipping; Cypress large \$16@18. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 24 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

### GENERAL LUMBER NOTES.

#### THE WEST.

#### SAGINAW VALLEY.

#### LUMBERMAN'S GAZETTE.

#### BAY CITY, Mich.

The effect of the strike the past week seems to have struck the lumber market as well as every other business. There has been a dearth of business in every department of trade on the Saginaw River—a perfect stagnation as it were—and lumber has not escaped the prevailing quietude. Why this should be so, it is hard to surmise, as we believe the present is a good time to buy lumber. Everything is in favor of the purchaser. Lumber is evidently as low as it will be and freights have dropped to the bottom. The prevailing opinion here is, that both lumber and freights will rule higher before the close of navigation.

The present strike of the mill employes on the Saginaw River cannot possibly have any other effect than to advance prices. One reason is that all the lumber cut here after the middle of August must remain on the docks, because it will be unfit to ship, and hence will not be available for the fall trade. This will undoubtedly result in stiffening the backbone of holders of available lumber. The car trade seems to be less affected than the cargo trade. The shipment by rail continues steady, and seems to be increasing in volume.

#### CARGO QUOTATIONS.

Shipping culls.....	\$6 50@10 00
Common.....	13 50@20 00
3-uppers.....	35 00@40 00
Bill stuff.....	7 50@9 00

The *Northwestern Lumberman* says of the Chicago market:

Dimension is being fed out to the market rather more liberally than formerly, though there is moderation in the feeding still. Prices have scored another advance; that is, the range on short green is now from \$8.75 to \$9, with considerable selling at the lat-

ter figure. One lot of White Lake piece stuff, with none more than 16 feet long, has been sold to arrive at \$8.87½, the purchaser to pay half the tally charges over there. This is considered equivalent to \$9 a thousand sold on the market here, and should make a cargo running a considerable per cent. to 18 and 20-foot stuff worth \$9 a thousand, quick. Some commission men make \$9 a thousand an unquestionable price for short green dimension, which is a clear advance of 25 cents a thousand within the past ten days.

The demand for long dimension is bringing in deck loads of it, as an accommodation to the yard men. That which is cut in special sizes, with a desired percentage of 3x12 or 3x14 in it, sells up to \$13 a thousand in some instances. The range on long joists is from \$11 to \$13, \$11 to \$12 taking in lots that have considerable 2x6 and 2x8 or 2x10 in them. The feeling in regard to this class of lumber is decidedly firm and even bullish.

A good deal of No. 1 stock is changing hands. Some comes to market, but more is sold at the mills, or here to arrive. It is going into yard stocks steadily, the majority at \$17 to \$17.50. Half a dozen cargoes of David Ward's Manistee choice lumber has lately been sold here at \$27 a thousand, which includes selects and uppers, and some fine common. Dry No. 2 stock is not as plenty as it was, and green No. 2 is only occasionally seen on the market. Yet this class of lumber is the weakest of any, though all that is being offered on the market is readily disposed of at \$9.50 to \$11 a thousand.

Dimension, short, green.....	\$8 75@9 00
"    long, green.....	11 00@13 00
No. 2 boards and strips.....	9 50@11 00
Medium stock.....	13 00@15 00
No. 1 stock.....	16 00@18 00

Oak and ash are moving sluggishly, as usual. The requirement for machinery purposes is small, and oak is going mostly into buildings. It is a standard wood, and as the public taste becomes more elevated, goes more and more into residences.

Yellow Pine continues to be sacrificed on this market in the shape of badly sawed stuff and lumber which is ill fitted to the requirements of the trade. Plank and dimension, as well as finishing lumber, are being used more than ever before. It is coming to be understood that where strength is required yellow pine is the equal of oak, with a less weight of its own to carry, besides being more easily worked. Mention was made some time ago of yellow pine planks being given a trial on the city bridges. So far it is very successful, shows hardly any wear after six months of the hardest use, and bids fair to distance oak in favor for such purposes. The status of yellow pine flooring is getting to be understood at last. One of the principal handlers of that wood in this market a year ago would not admit but what any yellow pine would wear well. Now he is willing to admit that it must be quarter-sawed, and even urges the fact on his customers that bastard-sawed will splinter up. This position the *Lumberman* took long ago, and the sooner the trade generally comes to understand it the better it will be for the reputation of the wood and for the profits of manufacturers and handlers of it. At present it is difficult to get quarter-sawed yellow pine flooring, and when it is found too often it is anything but satisfactory in quality. The mill owners should turn their attention to the matter and give it serious study. While we quote first and second flooring at \$23 to \$25, quarter-sawed will easily bring \$30 delivered here. It cannot go much over that, however, while clear maple flooring is retailed at from \$35 to \$40, and even less than the former figure, in large quantities.

The trade in mahogany seems to be growing in volume. The establishment of yards in which a good stock is kept has stimulated the demand, and more of the wood is being worked up than ever before. Chicago is witnessing a rage for rich and elaborate decoration in public and semi-public building, in which mahogany figures extensively.

Receipts of hardwoods continue moderate in amount by rail, though some concerns keep three or four teams busy hauling. Prices are as various as the different lots offered.

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

There is a constant and visible improvement in the lumber trade throughout the Northwest. One of the best posted lumbermen in the city has just returned from an extended trip over Wisconsin and remarks to us that "all that is needed to convince any one of the improved condition of trade is a trip among the railway mills of Wisconsin. A few weeks ago they were anxious to sell and would shade down prices to suit customers, but now if you get anything above common you are dead sure to pay full list for it and they are not particular about selling either."

There is nothing new or exciting reported along the river, but every place reports a good summer business. The mills are being leisurely run and all looking for an advance in prices at an early day.

The log drives are all in. The Northwestern rivers have not been so clear of logs for many years.

#### SOUTH AMERICA.

The latest mail from Rio Janeiro reports: Pitch Pine—There have been no receipts and we continue to quote nominally at 43\$000@44\$000 per dozen; market firm. No receipts in June, against 649,674 feet for the same month last year. White Pine—Receipts are 93,540 feet per Rapid from New York, which are reported sold at 125 reis per foot and this is still the quotation, although the market is somewhat flatter. Receipts in June were 302,266 feet, against 401,310 feet in the same month last year. Spruce Pine—No receipts since our last nor during the past month. Receipts in June, 1884, nil. Swedish Pine—The cargo ex Vesta, referred to in our last, was sold at about 41\$500 per dozen for red and 39\$500 for white deals. There have been no arrivals since. Receipts in June were 435 dozen, against nil for the same month last year.

#### ENGLAND.

The *London Timber Trades Journal* says: Spruce manufacturers are, according to last accounts, disinclined to press sales, in the full expectation that

the demand on this side will lead to advanced prices, and they would lose by selling now. Prospective buyers will shortly come into the market if manufacturers hold, and this they appear now to be fully convinced of. For several seasons past there has been a surplus of logs, and with a decrease in the actual consumption, owing to depressed trade, has resulted in a greatly increased supply of manufactured stuff, and consumers have had the regulation of prices in their own hands. This seems now about to be changed, and sellers evidently intend to improve the opportunity. Nature seems to have come to their assistance, and by withholding the usual spring rains the rivers have not risen sufficiently to float the logs, and many mills now find themselves without sufficient timber to keep the saws going. In the various markets of Europe there is a steady inquiry for American spruce, and with the present outlook it is impossible for the supply to meet the demand through the season. As we reported last week, there are mills shut down for want of logs, and the shortage in the log crop is now being fully felt.

American Black Walnut.—There have been no arrivals into the West India docks, but we see some parcels from Quebec have come in, which, as usual, will be landed on the other side of the river; these we have not yet seen. We do not hear of much trade passing in the wholesale way, but as there is a considerable quantity in next Wednesday's sale the result of that will prove a pretty safe index to the state of this market.

American Whitewood.—This still keeps rather quiet. The import of both logs and cut stuff has fallen off; but old stocks do not seem to have benefited much by this, as we notice that on the rum quay floor there is still a large quantity of stock.

Sequoia.—A further quantity of this is up for sale again next week; and as we notice each time this is in catalogue some of the lots do not reappear, it is evident that this wood goes off by private contract, as well as under the hammer; in fact we are assured that it is a growing trade.

PITCH AND TAR.—Trading is light and buyers evidently endeavor to confine their operations as closely to immediate wants as possible. Supplies carefully offered, however, and valued at about former rates on desirable quality. We quote Pitch at \$1.70 @ 1.90 per bbl.; Tar, \$1.85 @ 2.15 do., according to quantity, quality and delivery.

PAINTS, OILS, ETC.—Business has been irregular and not in every particular satisfactory as some operators confess to disappointment over the volume of orders it has been their lot to secure. On the whole, however, the indications that a slight increase in the distribution is making to interior points and the local demand keeping up to the average for the season. Offerings are fair, but holders do not urge them, and a steady tone is preserved on values, leads in particular being well supported. Linseed Oil in fair demand, closing steady at 45 @ 47c. for Western, and 47 @ 49c. for city. Spirits Turpentine very slow and selling only in small lots with prices, however, about as before. Quoted at 37 @ 38c. per gallon, according to size of invoice.

NAILS.—Efforts to stimulate some sort of speculative feeling have again failed, but the legitimate business is considered good enough and appears to hold the market in very fair shape. Irregularities can be found near the wholesale line, but in the distribution for consumption the seller manages to maintain a pretty fair advantage on all sizes, and old rates are current. We quote on a basis of \$2.10 @ 2.15 per keg for 10d. to 60d., with shadings exceptional and only for very full lots.

The advices at hand this week indicate that the strike among the nailers at Wheeling, W. Va., has about ended. Seven mills have already started up, and while the new hands are somewhat slow manufacturers generally anticipate that work will soon be running smoothly and good average production resumed.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending July 31:

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

JOHN F. B. SMYTH.

Rivington st, n e cor Lewis st, 25x100, three- and four-story brick stores and tenem'ts. J. H. Barker \$15,100
Lewis st, No. 76, e s, 100 n Rivington st, 25x100, three-story brick house. Henry Uihlein 9,150
Clinton st, No. 23, w s, 100 n Stanton st, 25x100, five-story brick tenem't and store and four-story brick tenem't on rear. George Cohen. (Amt due \$12,512) 23,862

J. T. STEARNS.

Broad st, No. 50, w s, abt 205 e Exchange pl, 20 9x112x15x113.4, four-story brick office building. J. H. Underhill. (2d mort. amt due, abt \$32,000; 1st mort. \$25,000) 60,375
Lexington av, w s, 83.3 n 57th st, 17.2x100. L. X. Marks 15,763

J. T. BOYD.

2d av, n w cor 98th st, 52x75, two five-story brick tenem'ts with stores. James O'Hare. (Amt. due \$2,013; prior mort. \$25,870) 30,737

R. V. HARNETT & CO.

Lincoln av, e s, 50 n 135th st, 25x100. John Brode. (Amt. due \$5,717; other mort. \$4,000) 16,000

B. SMYTH.

\*Lexington av, No. 242, w s, 64 n 34th st, 20.6x 88.6, four-story stone front dwell'g. Henry S. de Rivera 21,000

D. M. SEAMAN.

\*64th st, Nos. 416-420, s s, 231.2 e 1st av, 75x 100.5, three five-story brick flats, all right, title, &c. (Foreclos. of mechanics' lien.) (Amt due \$311) 100

Total \$192,087
Corresponding week, 1884 \$150,025

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole and T. A. Kerrigan have made the following sales for the week ending July 31:

Butler st, s w cor East 29th st, 42.9x100. J. J. Drake \$425

Butler st, n s, 100 w Nostrand av, 151.1x108.2. J. H. Kimble 910
Butler st, s s, 100.1 w Nostrand av, 25x100... }
East 29th st, e s, 100 s Butler st, 170.4x100... }
Same 1,480
East 29th st, e s, adj, 25x100. J. Z. Lott 195
East 29th st, w s, 100 n Vernon av, 8 lots. James Ryan 840
Grant st, s s, 19.4 w Nostrand av, 50x114. Mary Bulkeley 500
East 16th st, e s, 275 s Av Y, 100x125.1x101.9x 108.4, Gravesend. John Hanly 800
Nostrand av, w s, 100 n Vernon av, 271.3x100. James Ryan 1,595
Nostrand av, s w cor Butler st, 25x100... }
Nostrand av, n w cor Butler st, 25x100... }
James Burns 405
Nostrand av, w s, 25 n Butler st, 82.10x100. J. J. Drake 490
\*Schenck av, n e cor Union av, 100x75, East New York. J. W. Van Siclen 800
Vernon av, n e cor Nostrand av, Flatbush, abt 30x76.0. J. J. Drake 525
Vernon av, n w cor Nostrand av, 100.1x100. James Ryan 865
Vernon av, n s, adj, 50x100. G. C. Daley 490
Vernon av, n s, adj, 25x100. J. H. Kimble 250
Vernon av, n e cor East 29th st, 25x100. James Ryan 305
Vernon av, n w cor East 29th st, 54.3x100. James Ryan 765
Total \$11,640
Corresponding week, 1884 \$150,025

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.

JULY 24, 25, 27, 28, 29, 30.

Broome st, No. 219, s s, 75 e Essex st, 25x100, five-story brick tenement and store. John Shea to Franz Schilp. Morts. \$13,000. July 27. \$28,100
Bowery, No. 359, e s, 23 s 4th st, 21x70.8x14x 74.10, in two courses, four-story brick building and store. Francis Bartlett, Boston, Mass., to John L. Cadwalader. C. a. G. July 28. 21,500
Same property. John L. Cadwalader to Francis Bartlett, trustee for Caroline Bartlett. C. a. G. July 29. 21,500
Baxter st, No. 59, e s, 161.3 s Bayard st, 24.2x 113x23.9x115, three-story frame (brick front) building and two-story building on rear. Augustine M. O'Neil, Brooklyn, to Bernard Kearns. Sub. to \$4,533 given to secure payment of \$1,000 out of rents, &c. Mar. 30, 1881.
Bloomington st, s e cor Lawrence st, runs south 50.2 x east 100 x south 25.1 x east 12 x north 75 to Lawrence st, x west 166, except portion conveyed by J. Churchill to Susannah Rogers, two-story frame dwell'g. Foreclos. Charles W. Gould to George F. Ferris. July 15. 8,400
Cherry st, No. 427, s s, abt 100.4 w Jackson st, 25.1x abt 90.7x25 x abt 92.6, three-story frame building and two-story frame building on rear.
Cherry st, No. 429, s s, 75 w Jackson st, 25x 92.10x25x94.9, three-story frame (brick front) building and three-story brick building on rear. Foreclos. John H. Judge to Jefferson P. Wallace B. and Theodore R. Smith, Brooklyn. 1/4 part. Sub. to mort. July 27. 2,175
Same property. Cornelia M., Julia M. and Mary V. Smith to Theodore R., J. P. and W. B. Smith. Release mort. July 27. nom
Christie st, No. 77, w s, 51.1 n Hester st, 25x80, four-story brick tenem't and store. Peter Fuchs, assignee of Jacob Hahn, to George Blume. Morts. \$19,000. July 8. 20,000
Same property. Peter Fuchs to same. Mort. \$8,000. July 8. 20,000
Elm st, No. 64, and No. 121 Leonard st, begins Elm st, n w cor Leonard st, 25x45, five-story brick warehouse. August Schaud, Brooklyn, to Joseph D. Eldredge. July 28. 40,000
Eldridge st, No. 78, e s, 150.4 s Grand st, 25.4x 87.6, five-story brick tenem't and store and five-story brick tenem't on rear. Samuel Greenbaum to George P. Andrae. Morts. \$10,000. July 30. 28,150
Eldridge st, No. 186, e s, 20 s Rivington st, 20x 45, two-story brick building. Isabella C. wife of Samuel B. Field, Plainfield, N. J., to Robert M. Field. Mort. \$3,000. July 21. 8,000
Forsyth st, No. 79, w s, 50 n Hester st, 25x100, four-story brick tenem't and store. Henry C. Schaefer and Bertha H. C. his wife to Rudolph Schaefer. 1/4 part. July 23. 5,000
Front st, No. 38, n s, 22.6 w Centies slip, 22.6x 30, five-story brick building and stores. John J. O'Connor to William Dooling. Mort. \$6,550. July 23. 8,000
Greene st, No. 98, e s, 175 n Spring st, 25x100, five-story brick warehouse. John J. Byrne, et al., exrs. Michael Byrne, to David L. Einstein. Mort. \$35,000. July 23. nom
Same property. John J., Michael H. and William V. Byrne to same. Mort. \$35,000. July 23. 57,500
Macdougall st, No. 95, w s, 74 n Bleeker st, 25.6 x75, three-story brick dwell'g. Henry Mouquin, Clifton, to Jules C. Bovey. July 24. nom

Same property. Jules C. Bovey to Marie wife of Henry Mouquin. July 24. nom
Monroe st, No. 244, s s, 355.10 w Jackson st, 24.3 x97.8, three-story frame (brick front) building and store and three-story brick rear building Henry Cohen to Herman Wronkow. Mort. \$6,000 and taxes 1885. July 10. 7,250
Mulberry st, No. 180, s e cor Hester st, 25x50, four-story frame front and four-story brick rear tenem'ts. Foreclos. Alexander Thain to Hugh King. June 23. 16,650
Norfolk st, Nos. 121 and 123, 50x100, two two-story frame (brick front) buildings and stores and two four-story brick rear buildings. Receipt of two intalls. of \$250 each on account of consideration for above premises, and time extended for payment of balance and giving of deed to Aug. 14, 1885. Peter Sheridan to A. Weinstein and R. Richman. July 30.
Orchard st, No. 29, w s, 154.2 s Hester st, 24.3x 100x24.1x100, five-story brick tenem't and store. Alexander B. Crane, exr. and trustee J. W. Mitchell, to Charles F. A. Neumann. Mort. \$12,000. July 30. 25,000
Same property. Charles F. A. Neumann to The Empire Real Estate Co. C. a. G. Morts. \$17,000. July 30. 26,000
Pine st, s s, 84.4 e Broadway, 1x65.6. Charles F. Southmayd et al., trustees W. B. Astor, to The Continental Ins. Co. C. a. G. July 1. 5,000
Prince st, Nos. 57-61, n e cor Marion st, 76.11 x75.1x73x75, two-story brick building.
Marion st, No. 79, e s, 75 n Prince st, 24.9x 73.2x25.5x71.10, three-story brick building. James H. Williams, Brooklyn, to Olin G. Walbridge. June 25. 51,500
Rivington st, No. 241, s s, 85 e Willett st, 20x70, three-story frame (brick front) dwell'g with store. Partition. Delano C. Calvin to Morris Franklin. July 10. 6,600
Ridge st, Nos. 45 and 47, w s, 66 n Broome st, 34 x75, two three-story brick dwell'gs. George Wolfe to Morris Solomon. Mort. \$7,100. July 15. 12,250
Rutgers st, No. 32, w s, 25x84.7, three-story brick dwell'g. Dennis Connor to Christina Emerich. July 30. 13,500
St. Nicholas pl (9th av), w s, near 153d st, 4.6x —. Release mort. The Germania Life Ins. Co. to Harkness Boyd. July 30. nom
Stanton st, No. 247, s s, 75 e Willett st, 25x75, five-story front and four-story rear brick tenem'ts. Charles Engert, Brooklyn, to Sadie Ulman. C. a. G. 1/2 part. All liens. July 21. 3,000
Spring st, Nos. 42 1/2 and 44, and Nos. 206, 208 and 210 Mulberry st, begins Spring st, s e cor Mulberry st, 50.6x98.4x49.10x110.3, three-story frame and two-story brick buildings on Spring st and three three-story brick buildings on Mulberry st. Amelia J. Kotman to John Callahan. July 25. 31,000
St. Marks pl, No. 101, n s, 200 e 1st av, 37.6x110, four-story brick school. Adolph W. Berle to Leopold H. Brahar. Mort. \$15,000. July 25. 28,000
Same property. Sophie wife of John D. Berle to Adolph W. Berle. Sept. 4, 1884. nom
8th st or St. Marks pl, No. 104, s s, 383.10 w Av A, 25.10x97.6, four-story brick dwell'g. Gottlob Sommer and Mathilda his wife to Anna Haeefe. Mort. \$8,000. July 29. 18,000
12th st, Nos. 712-718, s s, 183 e Av C, 100x103.3, four four-story brick tenem'ts. Louise T. Kneeland, extrx. and trustee Chas. Kneeland, to Jacob Oppenheimer. See 58th st. June 15. 50,000
Same property. John McGarry, Brooklyn, to Louise T. Kneeland, extrx. and trustee C. Kneeland. Q. C. June 23. nom
16th st, No. 51, n s, 115 e 6th av, 20x92, four-story stone front dwell'g. Jeremiah A. Cranitch to Annette wife of Edward Moran. Mort. \$10,000. July 29. 28,000
22d st, No. 423, n s, 323 e 1st av, 31.6x98.9, four-story brick flat. Isabella V. wife of John Hogan to John O'Sullivan. Mort. \$12,000. July 27. 21,000
24th st, No. 203, n s, 78.2 w 7th av, 21.10x98.9, three-story brick dwell'g. James Elgar to Louisa Franz. Mort. \$7,000. July 1. 14,000
26th st, No. 241, n s, 238.10 e 8th av, 24.10x98.9, four-story brick dwell'g. John McFee to Jacob A. Stroh. Mort. \$10,000. July 28. 15,705
28th st, s s, 145 w Madison av, 25x98.9. Eliza Leavitt, widow, to Alice V. Leavitt. Mort. \$17,500. July 24. nom
28th st, No. 16 E., s s, 154 w Madison av, 23x70, four-story stone front dwell'g. Alice V. Leavitt to Eliza Leavitt. Q. C. All title. July 24. nom
28th st, No. 204, s s, 76.6 w 7th av, 20.4x61.4x19.7 x60.4, three-story brick dwell'g. Foreclos. Charles W. Dayton to Israel J. Salomon. All liens. Jan. 30, 1877. 500
29th st, No. 529, n s, 375 e 11th av, 25x98.9, four-story brick dwell'g and store and three-story frame rear building. Patrick Colligan to George W. Colligan. Mort. \$5,500. July 21. nom
34th st, No. 325, n s, 321 w 8th av, 21x98.9, four-story stone front dwell'g. William C. Sturges to George Wiley. July 14. 24,500
36th st, No. 216, s s, 605 e 8th av, 21x98.9, four-story stone front dwell'g. Matilda Hall to Michael Sherry. Mort. \$7,500. Oct. 16, 1883. 15,000
Same property. Michael Sherry to Edward Eitze. Mort. \$7,500. July 23. 13,500
45th st, Nos. 349-355, n s, 125 e 9th av, 100x100.5, four five-story brick flats. John Rankin to William Rankin. July 25. 120,000
45th st, n s, 150 e 9th av, 50x100.5. William

Rankin to Mary E. Thompson. Morts. \$36,000. July 27.

45th st, n s, 200 e 9th av, 25x100.5. William Rankin to Thomas Grant. Mort. \$14,500. July 27.

45th st, No. 357, n s, 100 e 9th av, 25x100.5, five-story brick flat. William Rankin to John Hild. July 24. 30,000

46th st, No. 529, n s, 350 e 11th av, 25x100.4, two-story frame building. Thomas Grant to William Rankin. July 27. 6,000

49th st, n s, 525 w 10th av, 25x100.5, five-story stone front flat. William Rankin to John Rankin. July 24. 28,000

54th st, n s, 475 w 9th av, 25x100.5. Contract. Party of first part to erect forthwith a five-story apartment house. Philip Hausman to Sarah Strauss, guard. of Marian Strauss. July 24. 23,000

58th st, Nos. 368 and 370, s e cor 9th av, 40x75.5, two five-story brick flats. Jacob Oppenheimer to Louise T. Kneeland, extrx. and trustee C. Kneeland. See 12th st. July 27. 67,500

Same property. Meyer L. Sire to Jacob Oppenheimer. July 27. 67,500

58th st, No. 130 W., s s, 300 w 6th av, 16.8x100.5, four-story stone front dwell'g. Contract. Mary J. Coar, wife of John, to Rudolph Keppeler. June 27. 32,000

58th st, No. 211, n s, 600 e 8th av, 25x84.6, five-story brick building and store. Jacob Oppenheimer to Meyer L. Sire. June 10. 40,000

60th st, n s, e of 9th av. Covenant as to front building line. Gideon Fountain with Nathalie wife of Algernon S. Jarvis, White Plains. July 14. nom

61st st, No. 512, s s, 200 w 10th av, 25x100.5, five-story stone front flat. John Richards to Mary C. McKenna. 1/2 part. Sub. to all liens. July 20. nom

61st st, No. 417, n s, 240 e 1st av, 25x86x25.3x90.10, two-story frame building. Leon and Sylvain Blum, Galveston, Texas, and Hyman Blum, of Leon & H. Blum, to The Leon & H. Blum Land Co. C. a. G. Mar. 19, 1884. 2,500

61st st, No. 525, n s, 375 w 10th av, 25x100.5, five-story brick flat. Frederick Heerlein to Maurice Rapp and Moses Goodman. Mort. \$14,000. July 29. 23,000

73d st, n s, 225 e 11th av, runs north 56 x east 75 to point 300 e of 11th av and 59.3 n of 73d st, x south 59.3 to 73d st, x west 75, vacant. Francis M. Jencks to Jacob Lawson, Brooklyn. C. a. G. Morts. \$9,000. Jan. 15. 13,500

74th st, Nos. 480 and 482, s s, 250 w Av A, 50x102.2, two five-story brick tenem'ts. Peter Schupp to Max Barnett. July 28. 30,280

74th st, s s, 225 e 11th av, 25x147.3x25x148.3, vacant. Daniel Brandt to Jacob Lawson. Mort. \$3,500. Nov. 15, 1884. 7,000

79th st, No. 325, n s, 289.10 w 1st av, 27x102.2, four-story stone front dwell'g. Alice P. wife of Charles E. Emmett to Jonas Weil and Bernhard Mayer. Mort. \$15,000. July 30. 22,100

79th st, No. 244, s s, 105 w 2d av, 25x102.2, four-story stone front flat. John F. Roe to Karl M. Wallach. Morts. \$10,000. July 29. 16,000

81st st, No. 413, n s, 231.6 e 1st av, 25x102.2, five-story brick flat. John Schnugg to Louisa wife of Philipp Koch. Mort. \$10,000. July 30. 22,500

83d st, No. 411, n s, 110 e 1st av, 20x102.2, two-story brick dwell'g. Partition. George Bell to Albert J. Day. July 28. 6,100

Same property. Lyman W. Hall, St. Paul, Minn., to same. June 13. nom

Same property. Henry B. Wolcott, St. Paul, Neb., to same. Q. C. June 13. nom

83d st, No. 413, n s, 130 e 1st av, 20x102.2, two-story brick dwell'g. Partition. George Bell to Patrick McMorrow. July 28. 5,900

Same property. Henry B. Wolcott, St. Paul, Neb., to same. Q. C. June 13. nom

Same property. Lyman W. Hall, St. Paul, Neb., to same. Q. C. June 13. nom

87th st, n s, 106 e 1st av, 25x100.8, five-story brick tenem't. John McLaughlin and Thomas Moore to Joseph A. Hoffmann and Emma his wife. Mort. \$12,000. July 18. 18,500

87th st, n s, 181 e 1st av, 25x100.8, five-story brick tenem't. John and Mary T. McLaughlin and Thomas Moore to George Auerbacher. Mort. \$10,000. July 29. 18,000

91st st, s s, 175 w 2d av, runs south 100.8 x west 234.3 x northeast 129 to 91st st, x east 153.7, several one and two-story frame and brick buildings. Emily C. Watson, widow, to Jacob Ruppert. July 15. 35,000

92d st, n s, 11.1 w Madison av, 102.3x100.8, vacant. Margaret M. Rafael, widow, Barcelona, Spain, to Jacob Scholle et al., extrs. and trustees A. Scholle. Q. C. July 7. 200

100th st, n s, 250 w 9th av, 50x100.11, vacant. James Murtaugh to John H. Henshaw and Jessie his wife. July 29. 7,625

103d st, No. 223, n s, 335 e 3d av, 25x100.11, five-story brick flat and store. Release in rt. Henry A. Bogert to Jonas Weil and Bernhard Mayer. July 23. 1,700

103d st, No. 323, n s, 335 e 3d av, 25x100.11, five-story brick flat and store. Jonas Weil and Bernhard Mayer to Alice P. wife Charles E. Emmett. Mort. \$12,900. July 30. 20,000

104th st, s s, 113 e 1st av, 100x100.11. Release mort. Alexander Valentine to Wilhelmine Juch. July 18. nom

108th st, s s, 65 e Lexington av, 102x100.11.

108th st, s s, 201 e Lexington av, 17x100.11.

108th st, s s, 235 e Lexington av, 68x100.11. Release mort. Michael Reilly to William A. Cauldwell. May 25. 325

108th st, No. 170, s s, 218 e Lexington av, 17x100.11. Release mort. George Lane and Vic-

tor A. Harder to Aaron and Annette Lehman. July 22. nom

116th st, n s, 93.8 w St. Nicholas av, runs west 150 x north 100.11 x east 25 x south 99.11 x northeast to point 45.4 north of point of beginning, x south 45.4, vacant. Charles G. Landon and ano., extrs. and trustees Benj. H. Hutton, to Thomas B. and Chauncey F. Kerr. July 16. 14,000

117th st, s s, 373 e Pleasant av, 25x100.11, vacant. Release mort. George D. Smith, extr. M. M. Houseworth, to James Sweeney. July 25. 200

117th st, No. 124, s s, 215 e 4th av, 24.11x100.11, two-story frame building. Catharine L. wife of William Carey to Catharine C. and Amelia Carey. C. a. G. Mar. 23. nom

117th st, s s, 400 e 8th av, 25x100.11, all of this. Greenwich st, No. 345, e s, 25x100, 1/2 part. Frederick W. Loew to Sarah L. Loew, Red Bank, N. J. Q. C. April 6, 1883. nom

122d st, No. 310, s s, 155 e 2d av, 20x100.10, four-story brick dwell'g. Abram Abrams to Philip and Ann E. O'Reilly, joint tenants. Mort. \$8,000. July 27. 13,725

126th st, n s, 242.11 w 8th av, 66.8x74.5, four three-story brick dwell'gs. Fanny M. wife of and Douglas Robinson, Herkimer Co., to Daniel Lefavour. June 25. 12,000

Same property. Daniel Lefavour to The Nassau Building Co., New York. Mort. \$42,000. July 23. 60,000

126th st, No. 13, n s, 160 e 5th av, 17.6x99.11, three-story stone front dwell'g. Wellington B. Searls, Rocky Hill, N. J., to John E. Fairchild. Mort. \$7,000, taxes and assessments, which are not assumed. Mar. 4. 17,500

126th st, No. 29, n s, 300 e 5th av, 17.6x99.11, three-story stone front dwell'g. Wellington B. Searls, Rocky Hill, N. J., to John E. Fairchild. Mort. \$7,500, taxes and assessments, which are not assumed. Mar. 4. 17,500

134th st, n s, 75 w 8th av, 75x99.11, vacant. John A. Hardy to Walter S. Price. Mort. \$6,000. July 25. 16,000

149th st, n s, 100 e Boulevard, 100x99.11, vacant. Partition. John Whalen to William Laimbeer. July 14. 6,000

Av A, No. 1514, n e cor 80th st, 25.8x73, five-story brick flat and store. John Schnugg to Jennie wife of Eugene Brazeau. July 20. 23,500

Av B, Nos. 167 to 173, s e cor 11th st, 94.8x93, four four-story brick stores and tenem'ts. William A. Coit, Chicago, legatee of Emily L. Coit, to Benedict A. Klein. Q. C. June 5. nom

Same property. John S. Coit, legatee of Emily Coit, to same. Q. C. July 28. nom

Same property. Franklyn Coit, legatee of Emily Coit, to same. Q. C. June 12. nom

Same property. Sarah E. wife of James T. Dingan and legatee of Emily L. Coit, to same. Q. C. June 17. nom

Same property. Emily L. Grey, widow, and Clementina S. wife of Samuel W. Patchen, Brooklyn, to same. Q. C. May 12. nom

Same property. Samuel W. Patchen and Emily L. Grey, extrs. and trustees of Emily Coit, to same. June 20. 54,900

Same property. Jane A. wife of John W. Miller and Jennie M. wife of Henry C. Ellis, formerly Jennie Miller, San Francisco, Cal., to same. Q. C. Apr. 30. nom

Same property. Benedict A. Klein to Samuel Weil. Mort. \$28,000. July 28. 54,900

Av St. Nicholas, w s, 51.1 s 150th st, runs west 36.8 x south 49.11 x east 47.5 to av, x north 51.1, vacant. William Arras to Amelia wife of George Vix. June 5. gift

Av St. Nicholas, e s, 229.10 n 145th st, runs east 65.3 to centre of old road, x north and east and west following curves of road to e s of av, x south 144.11. William Thompson to J. Howard Nichols, Newton, Mass. May 6. nom

Lexington av, No. 225, e s, bet 33d and 34th sts, 26x100, two-story frame building. Contract. Margaret Clifton to Christopher Mooney. June 18, 1885. 14,000

Madison av, e s, 17.9 n 120th st, 16x83, three-story stone front dwell'g. Foreclos. Edward S. Dakin to Edwin A. Bradley and George C. Currier. Mort. \$12,000. July 16. 2,000

Madison av, e s, 51.4 n 120th st, 16x83, three-story stone front dwell'g. Foreclos. Same to same as last. Mort. \$12,000. July 16. 2,000

Madison av, e s, 33.9 s 121st st, 17.7x83, three-story stone front dwell'g. Foreclos. Same to Henry Hollman. M. \$12,000. July 30. 4,000

Madison av, No. 2003, e s, 76 s 127th st, 23.8x110, three-story stone front dwell'g. Isaac E. Wright to William J. Leitch. Morts. \$16,000. Mar. 10, 1883. 29,000

Same property. William J. Leitch to Martha J. Wright. Mort. \$16,000. Nov. 10, 1883. 29,000

Madison av, No. 572, n w cor 56th st, 26x75, four-story brick dwell'g. Benjamin Dietz, of Barr, Germany, to Francis S. Kinney. June 18. 50,000

1st av, s e cor 104th st, 100.11x113, five four-story brick buildings, four on avenue with stores. Wilhelmine wife of William A. Juch to Catharine wife of James Reilly. Morts. \$41,675. July 20. 51,750

1st av, No. 629, n w cor 36th st, 24.8x80, five-story brick tenem't and store. Amelia Alexander to Patrick Olvany. Mort. \$15,000. July 29. 25,250

1st av, n e cor 42d st, 50.5x100, lumber yard, vacant. Peter A. Cassidy to Ann Mulholland. Mort. \$9,000. July 23. 24,000

2d av, No. 1126. General release, especially from legacy of \$3,000. Jessie Mead (in rel. Sister Mary Rita), Ottumwa, to Garret J. Mead. July 24. 600

Same property. Similar release. John A. Mead, St. Louis, Mo., to same. July 22. 3,000

2d av, s w cor 123d st, 100x80, two and one-story frame buildings, rest vacant. Ralph D. P. Brown to John Hane. June 29. 100

2d av, No. 186, e s, 41.3 s 12th st, 20.8x100, four-story brick dwell'g. James and William Gregory to William B. Gregory. Mort. \$6,000. July 29. 17,652

2d av, w s, 48.6 s 115th st, runs west 80 x south 26.6 x west 20 x south 7.5 x south to centre of block, x east 87 to 2d av, x north 52.5, five-story brick tenem't and store. John Walker to Albert Capelle. M. \$34,000. July 29. 45,000

3d av, w s. Party wall agreement. James A. Frame with Robert McCafferty. July 23. nom

5th av, e s, 75.9 n 96th st, 25x100, vacant. Elizabeth O. Dawson, widow, to Benjamin F. Dawson. Mort. \$12,000. June 3. nom

Same property. Release. Charles F. Willis to same. July 22. 300

6th av, n w cor 131st st, 24.11x75, vacant. 131st st, n s, 75 w 6th av, 25x99.11, vacant. Lewis A. Sayre, trustee and assignee of Chas. H. Hall, to Francis M. Jencks. Mar. 24. 300

Same property. Same as recvr. of same to same. Mar. 24. nom

8th av, w s, 149.11 s 133d st, runs west 242.1 to e St. Nicholas av at point 149.11 south 133d st, x south 81 to centre 133d st now closed, distant 229.10 south of 133d st, x east 229.4 to 8th av, x north 79.11, vacant. Edward H. Ripley, Rutland, Vt., to Benjamin Bernard. July 21. 28,800

9th av, s w cor 69th st, 100.5x100, vacant. Charles A. Peabody, Jr., to James M. Varnum. 1/2 part. July 27. nom

10th av, e s, 119.5 s 153d st, 19.6x100, three-story brick dwell'g and store. Julie wife of Joseph Bierhoff to Paul Hinrich Paulsen. Mort. \$4,000. July 25. 6,375

11th av, No. 448, e s, abt 107 n 36th st, 16.5x100, four-story brick tenem't and store. Mary A. wife of Richard Hennessy to Catharine wife of Christopher F. Schierloh. July 29. 8,000

11th av Boulevard, e s, 74.11 s 130th st, 25x75, four-story brick flat. Daniel D. Brandt to Jacob Lawson, Brooklyn. Mort. \$10,000. July 24. 18,500

Interior lot, 153.2 n 80th st and 100 w 9th av, runs north abt 22.3 x west 31.7 x south abt 26 x east abt 30.7. Eli Martin, Brooklyn, to Evan T. Hoopes. Mort. \$2,500. July 24. val. consid

Interior lot 85 w 9th av and 50.2 s 48th st, runs west 15 x south 0.11 to centre of Verdant lane, x15.6x-. William C. Morgan to George Dietzel. July 27. 200

MISCELLANEOUS.

Exemplified copy of the last will and testament of Michael Byrne, dec'd.

General release. Joseph Coar, Norwalk, Conn., to Charles D. and Mary E. Thompson. Feb. 12, 1884. val. consid

Receipts of legacies and releases. Isabella, Mary A., William H. and John J. Byrne and Thomas A. Phelan, five legatees of Michael Byrne, to John J. Byrne et al. 5 documents. July 17. nom

23d and 24th WARDS.

Cliff st, n s, 25 e Woodlawn av, 75x100. Catharine Hurley to Margaret A. Brennan. July 28. 2,000

Cordova pl, e s, 84 s Van Cortlandt av, 50x100. William S., Charles W. and George F. Opdyke and William Peet, assignee of G. F. Opdyke, to Eliza O. French. June 26. 700

Gouverneur st, n s, 150.3 e Morris av, 50x117.2 x50x117.3, h & l. John Menches and Magdalena, his wife, to Lawrence Ryan. July 23. 2,500

Henry st, s s, at bed of the Mill Brook, runs west along the brook 40 x west 46 x west 117.5 x south 121 to the end of the strip intended to be conveyed, excepting such part of strip as is south of s s of 147th st. Lewis B. Brown to Jacob Cohen and Edward H. Pirsson. Q. C. All title. Nov. 14, 1884. nom

Kingsbridge road, s s, lot 6 map Rebekah Bassford property, Fordham, 2 7/8-100 acres. Thomas av, lot 7 same map, 5 3/5-100 acres. Kingsbridge road, s s, lot 35 same map, 50x227. William P. Wellman, exr. and trustee E. V. Welch, to Patrick J. and Charles Keary. Sub. to morts. \$25,000, proceedings for street widening or opening. July 27. 35,000

Same property. Virginia L. Welch, widow, to same. Q. C. Release dower, &c. July 27. nom

Rockfield st, n s, 825 e Marion av, 25x100. William S., Charles W., and George F. Opdyke and William Peet, assignees of Geo. F. Opdyke, to Ellen E. Sampson. Taxes, &c., from June, 1882. July 10. 350

4th st, s s, 175 w Washington av, 25x166.9. James I. Middleton to Catharine wife of John Lynch. July 24. 1,200

136th st, n s, 600 w Home av, 200x210 to 137th st.

136th st, n s, 800 w Home av, 50x210 to 137th st.

136th st, n s, 450 w Home av, 150x210 to 137th st.

136th st, n s, 900 w Home av, 200x210 to 137th st.

Lorrillard st, n w s, lot 177 map made by A. Findlay, surveyor, March 14, 1851, 54.5x211.10.

Also property out of city.

Decree of court discharging John J. Murphy and J. W. O'Shaughnessy from trust, &c., and declaring Julia A., James, Katharine C., Oliver J., Agnes, Daniel and Will. C. Sadlier, Mary E. O'Shaughnessy, Mary Hickey, Sister Marie A. T. Hickey and Agnes E. Cooney to be the only legatees, devisees or persons interested under will of Dennis Sadlier, &c.

143d st, n s, 356.1 e Willis av, 18.11x100. Charles Van Riper and James M. La Coste to George F. and Harry Green. M. \$3,500. July 23. 6,500  
 146th st, s s, 350 e Leggett av, 14.11x—x65.3 x100.  
 145th st, s w cor Harlem & Portchester R. R., 25x160 to said railroad x—.  
 Daniel Fitzpatrick to Edward C. Hinsdale. July 23. nom  
 150th st, west 1/2 of lot 164 map Melrose South, 25x100. Peter Hayes to Annie wife of William T. Matthies. Mort. \$250. July 27. 450  
 158th st, n s, west 1/2 of lot 124 map Melrose, 25 x100, h & l. William W. Burgoyne to Peter Blauth, Jr. July 23. 1,488  
 167th st, s s, 69.2 e Stebbins av, 75x147x25x52.2x 161.7. Lyman Tiffany to George Silva, Annie E. Cox and Mary C. McSwiney. July 20. 1,400  
 Av A, e s, 275 s Cliff st, 25x100, now known as No. 838 Eagle av. Charles and Caroline Schmueser to Charles H. Jordan, Brooklyn. July 25. 1,000  
 Same property. Charles H. Jordan, Brooklyn, to Caroline Schmueser. July 25. 1,000  
 Fordham av, part of lot 24 map of Upper Morrisania, 25x162 to Madison av. John Clarke to Ellen L. wife of Thomas F. Kelaher. July 27. 2,475  
 Fulton av, w s, 21 n Cliff st, 26.6x28.7. August Birnstiel and Leopold Grein to Harriet F. S. Wheeler, New Rochelle. Contains an ambiguous clause. Q. C. July 28. nom  
 Highbridge av, n w s, 400 s w Union st, 50x175. John A. and Joseph Calyo and Joseph Allegri to Antoinette Calyo, widow. June 1. nom  
 Intervale av, n w s, 330.6 n e 167th st, 25x121.4 x26.4x120.7. Henry D. Tiffany to James F. Brady. May 4. 400  
 Johnson av, n w s, northeast 1/2 of lot 110 map East Tremont, 33x150. Mary V. Boyer to Victoria wife Charles Schmitt. July 18. 225  
 Johnson av, av, n w s, northeast 1/2 of lot 110 map East Tremont, 33x150. Release mort. Carl C. Fritzel to Mary V. Boyer. July 22. nom  
 Monroe av, e s, 100 s Waverly st, 50x100. Mary wife of Michael Hynes to Jacob Hysler. July 28. 1,200  
 Opydye av, n s, 650 e 2d st, 50x149.1x50x149.6. Release judgment. Elizabeth B. Phelps to Cornelia Kamping. Nov. 24, 1884. nom  
 Sheridan av, w s, 250 n 153d st, if extended, 25x 92x25x91. Robert S. Green to Herman Wronkow. Mort. \$200. Foreclos. July 17. 425  
 Same property. Release mort. Arthur Simonson, Brooklyn, to Herman Wronkow. July 27. 200  
 Strong av, n s, abt 163 e Tinton av, 21 x abt 83. Release mort. R. Clarence Dorsett to John W. Decker. July 22. 168  
 Same property. Release mort. Fannie McCormack to John W. Decker. July 22. nom  
 Same property. John W. Decker to Max Goldnick and Ida his wife. Mort. \$1,200. July 22. 2,500  
 Strong av, n e cor Tinton av, 16.6x83. John W. Decker to Carolina wife of George Strasser. Mort. \$1,800. July 29. 3,500  
 Same property. Release mort. R. Clarence Dorsett to John W. Decker. July 29. 168  
 Same property. Release mort. Fanny McCormack to same. July 29. 150  
 Strong av, n s, abt 121 e Tinton av, 21 x abt 83. John W. Decker to Thomas Weir and Mary his wife. Mort. \$1,250. July 29. 2,600  
 Same property. Release mort. Fannie McCormack to John W. Decker. July 29. 150  
 Same property. Release mort. R. Clarence Dorsett to same. July 29. 168  
 Tinton av, e s, 94.8 s Strong av, 25.6x110. John W. Decker to Lina Bruch. July 30. 3,500  
 Same property. Release mort. R. Clarence Dorsett to John W. Decker. July 30. 168  
 Same property. Release mort. Fannie McCormack to same. July 30. 150  
 Willis av, s e cor 135th st, 100x100. Isabella and Virginia Waldo and Martha Muller to George E. Hoe. Q. C. nom  
 Same property. Temperance M. Hoe, widow, William A. and John M. Hoe to George E. Hoe. July 6. nom  
 Same property. George E. Hoe to James Tichborne and William C. G. Wilson. July 28. 11,750  
 3d av, s s, 440 w 2d st, 40x100. Robert Brown, Brooklyn, to Louis P. Bayard, Richmond Co. See lots 197, &c., Woodlawn Heights. July 27. 300  
 Lots 197 and 198 map Woodlawn Heights, on block bet 2d and 3d avs and 2d and 3d sts, 40 x 100. Louis P. Bayard to Anna A. Burton. See 3d av, 24th Ward. July 15. nom  
 Lots 262 to 271 and 274 to 303 inclus. map of Peter Valentine homestead, Fordham; also the strip known on said map as 6th av, extd from Croton av to McComb's Dam road; also 1/2 of Croton av and 5th av adj. premises. Sub. to public use. Harriet E. Kerr to John H. Eden. Mort. \$9,500. July 27. 20,000

LEASEHOLD CONVEYANCES.

Jefferson st, No. 56. Assign. lease. Frank Karst, Brooklyn, to Bernard J. O'Neill. val. consid  
 Madison st, s s, 257.8 e Clinton st, 23.5x100. Assigns and quit claim all title in lease. Helena Cahn, widow, to The First German Presbyterian Church. nom  
 Same property. Assign. lease. Benjamin Cahn, individ. and admr. Abraham Cahn, to same. Mort. \$2,500. 6,000  
 Same property. Consent to assign. lease. Catharine A. Hedges to Benjamin Cahn.  
 Reads st, No. 133, s s, 25x75. Leasehold. Foreclos. Richard M. Henry to John B. McGeorge. June 18. 2,500

3d st, No 123, two double tenem'ts. Leasehold. Agreement to continue a tenancy in common. Charles Schmueser with Caroline Schmueser. Party of first part to hold and collect rents of the east 1/2 and party second part to hold and collect rents of west 1/2 of premises. July 25.  
 3d st, s s, 288.7 e Av B, 24.9x105.11. Rutherford Stuyvesant, exr. of Eliz. S. Chanler, dec'd, and Helen S. W. Chanler, by Rutherford Stuyvesant, committee, to Anna E. Braden, admrx., will annexed, of Auguste Braden. 21 years, from Nov. 1, 1885, per year, taxes, assessm'ts. and 525  
 7th st, s s, 391.5 e Av A, 25x90.10. Assign. lease. Frederick Weber to Adolph W. Berle. 17,000  
 17th st, n s, 125 w 3d av, 25x92. Assign. lease. Henry J. Batchelder to Maria L. wife of Gustav Schneider. other consid. and 2,500  
 Same property. Consent to assign. lease. Hamilton Fish to Henry J. Batchelder.  
 3d av, e s, 40.5 n 60th st, 20x73. Assign. lease. Mathilde Ginsburg to Samuel Rothschild. 11,000  
 10th av, w s, 25.1 s 48th st, 25.1x100. Charles F. Southmayd and James F. Chamberlain, trustees H. Astor, to Catharine Miller. 20 1/2 years, from Nov. 1, 1885, per year, taxes and assessm'ts. and 350  
 Pier No. 36 (New No.) North River. Assign. lease. The Inman S. S. Co., Limited, to The Providence & Stonington S. S. Co. nom

KINGS COUNTY.

JULY 24, 25, 27, 28, 29, 30.

Bergen st, s s, 100 e Underhill av, runs east 116.4 x south 69.11 x west 270 x north 30.11 to avenue, x north 91 x east 100 x north 75. St. Mark av late Wyckoff st, n s, 325.1 w Van Derilt av, 30.4 x 64.4 x 25 x 46.6.  
 Rosina M. Virginia and Sophia S. Thomae, Emilia C. T. Carter, Florence T. Wheeler and Emily J. Miller, widow and devisee of De F. Thomae, and devisees Geo. F. Thomae, to Lucy E. Stoddard. \$500  
 Bergen st, s s, 172 e Schenectady av, 25x127.9.  
 Bergen st, s s, 222 e Schenectady av, runs south 225.7 to St. Marks av late Wyckoff st, x east 25 x north 122.8 x east 50 x north 132.10 to Bergen st, x west 75.  
 James J. Thomson, New York to Melvin Brown. Taxes and assessm'ts. 1,500  
 Bergen st, s w s, 439.2 s e 3d av, 20.10x100, h & l. Thomas O'Brien to Margaret O'Brien. Mort. \$500. gift  
 Bergen st, n s, 350 e Schenectady av, 63x100. John F. Dunand to August A. Jeannot. 2,000  
 Barbey st, e s, 100 n Liberty av, 50x100, New Lots. Catharine Stauder, widow, to August Fleischbein, New York. 1,000  
 Berkeley pl, s w s, 309 s e 7th av, 20x100. Abbie T. wife of David A. Boody to John A. Whitaker. 4,000  
 Same property. John A. Whitaker to David A. Boody. 4,000  
 Broadway, n e s, 112 s e De Kalb av, 23.6x90. George Nimmo to Matthew Dignan. Mort. \$4,000. 8,000  
 Broadway, n w cor Van Siclen av, runs north 150 x east 100 x south 50 x east 50 x south 100 to Broadway, x west 150, East New York. Kate Herlich, widow and sole devisee of Wm. Herlich, to Adam Herlich. C. a. G. 3,150  
 Broadway, n s, 50 w Williams av, 25x100, East New York. John T. Peters to Jane L. Smith. Morts. \$900. 1,300  
 Bartlett st, n s, 100 w Throop av, 25x100, h & l. Alois Barth to Frank Engeldrum. Mort. \$500. 1,750  
 Bremen st, e s, 220 s Prospect st, 21x101.8x10x 100, h & l. Edward A. Davis to Elizabeth A. and Georganna Hatch, New York. Morts. \$2,400. 1,500  
 Butler st, s s, 115 e 3d av, 20x100. The New York Life Ins. Co. to Mary A. Quinn. C. a. G. 800  
 Clarkson st, s s, 1,275 e Main st, 25x200, Flatbush. George W. Anthony, Cayuga, N. Y., to Mary L. Swartwout. 850  
 Clarkson st, s s, 1,300 e Main st, 25x200, Flatbush. Same as last to Sarah E. Bennett. 850  
 Conover st, n s, 25 e Sullivan st, 25x100, h & l. Jennie C. Smith, Jersey City, to Robert R. Smith. nom  
 Conover st, s e s, 10 s w Van Dyke st, 20x80. Henry Devere to Julius Fehlhaber. 2,200  
 Conover st, No. 137, s e s, 25 s w King st, 25x 100. Foreclos. Stephen M. Ostrander to Gesine Hilke, widow. Error. 537  
 Duffield st, e s, 175.2 s Concord st, runs south 28.1 x east 32 x east 68 x north 28.2 x west 100.  
 Court st, north cor Hamilton av, runs north-west 234 to Garnet st, x east 167.8 to Court st, x south 164.7.  
 Walter E. Parfitt to Henry Parfitt. 1/2 part. nom  
 Dean st, n s, 100 e Rockaway av, 25x107.2. Wilhelmina wife of Paul Kunz to Hannah wife of James Cathcart. 400  
 Dean st, No. 1473, n s, 285 e Troy av, 20x107.2, h & l. Bernard L. Campbell to Bernard May, Yonkers. Mort. \$300, taxes, assessm'ts, &c. 1,000  
 Decatur st, s s, 150 w Reid av, runs east 0.7x 100. John S. J. King to Margaret A. Stitt. C. a. G. 150  
 Douglass st, n s, 260 e Hoyt st, 20x100. Richard Reilly to Daniel Reilly. Q. C. nom  
 Fulton st, n w cor Verona pl, 20x79.11. John H. Kucks to John F. Kucks. 1/2 part. Sub. to mort. \$8,000. 3,000

Fulton st, s s, 435 w Buffalo av, 20x100. Louise K. Conrady to Mary L. Leek. 1,950  
 Franklin st, e s, 75 n Noble st, 25x70. Henry M. Birkett, exr. and trustee R. Roberts, to Catharine wife of Michael McFadden. 6,100  
 Franklin st, e s, 50 n Noble st, 25x70. Same to Edward Constable. 5,000  
 Graham st, e s, 459 s Willoughby av, 24.4x82.10. Sarah M. and William C. Burt, Plainfield, N. J., to Harry A. Williams. 2,500  
 Grand st, n e cor 9th st, 25x80. Henry Staffnell, Savannah, Ga., Josephine Wyant nee Staffnell, Amanda Smith nee Staffnell and Mary A. Moller nee Ottman, devisees, to William H. Meyers. 12,500  
 Grand st, n s, 110 e Leonard st, 90x100.  
 Union av, s e cor Ainslie st, 25x105.8x25x 108.6.  
 Thomas Cummings and Mary G. his wife to John B. Suydam, in trust. Sub. to mort. \$23,275, taxes, &c., to pay which this trust is created. nom  
 Guernsey st, w s, lot 76 E map of J. Meserole's heirs. Peter A. Meserole to John J. Randall and William G. Miller. 850  
 Gwinnett st, n w s, 279 n e Harrison av, 25x100. Jacob Bossert to Ernest and Charles Hoffmann. Mort. \$2,600. 5,800  
 Garfield pl, n e s, 352.9 n w 6th av, 18x103.6x18 x104.4, h & l. Edward H. Mowbray to Annie wife of Hugo Bruchhausen. Mort. \$3,500. 6,000  
 Halsey st, s s, 95 e Sumner av, 20x100. Michael J. Dady to George R. Waldron. 975  
 Halsey st, s s, 115.4 e Sumner av, 66.4x100, hs & ls. George K. Waldron to Dennis Shehan. 2,100  
 Halsey st, n s, 375 e Reid av, 50x100. William B. Potter to Henry G. Wheeler. Substituted for lost deed. Q. C. 50  
 Halsey st, s s, 100 e Lewis av, 140x100. Frederick W. von Stade and ano., exrs. S. B. H. Judah, to Patrick Lambert and James H. Mason. 6,650  
 Halsey st, n s, 125 e Reid av, 18x100. Frederick, John, and John, Jr., Dhuy, to Mary H. Long. July 28. 4,500  
 Hooper st, s s, 261.4 w Marcy av, 20x100. Edward N. Franklin, Sound Beach, Conn., to Mary T. Franklin. 5,000  
 Same property. Mary T. Franklin to Agatha W. Franklin, Sound Beach, Conn. 100  
 Harrison st, n s, 288 w Columbia st, runs north 95 x west into the bay to line established by Legislature in 1847, x south to Harrison st, x east to beginning, with piers, bulkheads, &c. The National Bank of Fairhaven to Joseph Greason and Francis H. Howland. 80,000  
 Heyward st, s s, 259.6 w Marcy av, 18.6x100. Welhelmina Coriell, widow, Jersey City, to Emma L. Turner. Morts. \$4,500. exch and 7,500  
 Herkimer st, n s, 145 e Hopkinson av, 15x100. Louis A. Kruse to Karl V. Henrikson. 4,000  
 Same property. Release mort. Elizabeth W. Aldrich, New York, to Louise A. Kruse. 2,300  
 Jackson st, n s, 100 w Ewen st, 25x100, h & l. Ernest J. Eisemann to Sigmund Ruck. 1,800  
 Jefferson st, s s, 190 e Throop av, 33.4x100. Release mort. Samuel H. Vandewater, New York, to Mark S. Karr. nom  
 Same property. Release mort. Same to same. nom  
 Jefferson st, s s, 490 e Throop av, 69x100, unfinished buildings. William V. Studdiford, New York, to Emma wife of Harry Taylor. Morts. \$11,000. 18,300  
 Jefferson st, s s, 580 w Nostrand av, 40x100. Florence S. and Walter J. Read, New York, and Jerome C. Read to James A. Brundage. C. a. G. exch  
 King st, north cor of an alley, runs northwest 101.6 to river, x 234.10 to alley opposite Clinton wharf, x 100x217.5. Mary M. Abendroth et al., exrs. A. Abendroth, to Alfred C. Bunce and J. Cleve Eastman. 18,000  
 Same property. Release dower. Mary M. Abendroth to same. nom  
 Lavton st, s e s, 100 n e Broadway, 22x90, h & l. Louise wife of Sebastian Hoh to Henry Friede, New York. 3,265  
 Leonard st, e s, 380 s Nassau av, 50x100. Ebenezer S. Wiswall, West Troy, N. Y., to Mary F. Bradley and Thomas E. Sutton. 2,350  
 Malbone st, n s, 90 w new Nostrand av, runs west to centre old Nostrand av now closed, x north to point 100 north of Malbone st, x east 48 x south 140, h & l. Flatbush. Michael F. Donohue to Henry W. Durbar. Mort. \$2,900. 2,600  
 Malbone st, n s, 90 w Nostrand av, runs south to a point in centre line of old Nostrand av now closed, x west or north to point 100 north Malbone st, x north 38 x east 20 x north 10 x east 80, Flatbush. Nathaniel A. Cowdrey, New York, to Michael F. Donohue. 1881. 2,200  
 Malbone st, n w s, 90 s Nostrand av, a newly opened street, runs northwest 80 x southwest 10 x northwest 20 x southwest to Nostrand av, x northwest to s e s of Bedford road x southwest along road to centre Nostrand av, as laid out on map but now closed, x southeast to Malbone st, x northeast 48, Flatbush. Mary M. wife of Samuel W. Dunscomb and said S. W. Dunscomb and ano., as exrs. and trustees of A. M. Burr, to Nathaniel A. Cowdrey. C. a. G. Sub. to taxes and assessm'ts and sales for same. 375  
 Same property. Andrew B. Chalmers, New York, to Nathaniel A. Cowdrey. Q. C. nom  
 Macon st, s s, 150 e Lewis av, 20x100. Emma J. Sheldon to Louise J. Cuddy. C. a. G. 1/2 part. nom  
 Macon st, s s, 220 e Tompkins av, 20x80, h & l. Emma L. Turner to Cornelia Curtis, widow. 7,000  
 Same property. Release mort. The Mutual

Life Ins. Co., New York, to Emma L. Turner. 1,200  
 Same property. Release mort. Frances A. wife of Edgar W. Crowell to Emma L. Turner. 3,500  
 Magnolia st, s e s, 125 n e Irving av, 25x100. James Rielley to Mary A. wife of Furman F. Romans. 1/2 part. Sub. to mort. \$250, taxes and assessments. 30  
 Madison st, n w cor Patchen av, 22.3x51.9x58.6 to avenue, x 37. William H. Bierds to James P. Miller. 800  
 Madison st, w s, 40 n Bay av, 30x81.11, East New York. Thomas Everit to Wilbur H. Whitlock, Woodhaven, L. I., and William F. Hill. Mort. \$1,200. 300  
 Marion st, s s, 70.4 e Rockaway av, 424.8x100x 427.6x100.2. Charles H. Russell, recvr., to Charles Small. 10,800  
 Marion st, n s, 325 e Patchen av, 25x100. John Irving to David Weild. nom  
 Same property. David Weild to Jessie Irving. nom  
 Marion st, s s, 125 w Patchen av, 25x100. Elizabeth Petty, widow, Jamaica, to Mary A. Seed. Mort. \$750. nom  
 McDougal st, s s, 75 w Rockaway av, 25x100. Robert R. Hamilton, New York, to John Wilfert. 625  
 Morrell st, n e cor Varet st, 25x100. Christopher Bauer to Anton Geiger and Anna his wife. Mort. \$3,000. 6,900  
 Monroe st, s s, 390.3 w Throop av, 19.3x100, h & l. John F. Ryan to Ann J. wife of Oliver Cotter. Mort. \$4,500. 7,500  
 Nassau st, n s, 120 e Jay st, runs north 106.8 x west 20 x south 51.6 x east 16 x south 53 to Nassau st, x east 4. Isaac H. Cary to Samuel J. King. 1,000  
 Navy st, s w cor De Kalb av, 52.4x100.5x68.6x 101.8. Edwin R. Scheridan to John F. Nelson. nom  
 North Oxford st, e s, 136.8 n Myrtle av, 25x100. George W. Bulmer, Elizabeth J. Glen nee Bulmer and Emma A. Potter nee Bulmer to James Bulmer. See agreement. Q. C. nom  
 Oakland st, s w cor Clay st, 50x100. James L. Jensen to Joseph Beaver. 2,500  
 Park pl, n s, 239 e Utica av, 22x127.9. Frederick Plander to John Erb and Anna M. his wife, joint tenants. 350  
 Pearl st, w s, 75 n Concord st, 50x7.6. Congregation Beth Elohim to Nisan Hess. Mort. \$2,000. 8,325  
 Palmetto st, s e s, 545 s w Central av, 20x100. Josiah Davis to James Kelly and Elizabeth his wife, joint tenants. 700  
 Pacific st, s s, 475 e Rockaway av late Paca av, 50x107.2. Release mort. William H. Bell, New York, to Washington Sackmann. nom  
 Pacific st, s s, 275 e Rockaway av, 21x107.2. George Stelzenmuller to Martin V. B. Streeter. Mort. \$175. 200  
 Prospect pl, n s, 175 e Kingston av, 25x100. Clara Mathews, widow, to Hester wife of George S. Anderson. Mort. \$300. 1,500  
 Prospect pl, s s, 125 w Brooklyn av, 25x125.3. Maria A. Brooks, widow, to Amelia L. wife of James L. Truslow, Jr. Mort. \$900. 1,000  
 Same property. Ernest A. Brooks and ano., exrs. T. Brooks, to Maria A. Brooks, widow. Release mort. 1,000  
 President st, n e s, 240 s e Nevins st, 40x100. Mary wife of and John Kain and Sarah Brennan, widow, to Whitman Kenyon and Albro J. Newton. 3,000  
 Same property. Release mort. Robert Weeks, Catskill, to Mary wife of John Kain and Sarah Brennan. 1,500  
 Same property. Release judgment. Louisa B. Weeks to same. nom  
 President st, s s, 92.6 w 7th av, 75x100. Elizabeth Hutchinson to Sophie G. wife of Asa W. Parker, Hempstead, L. I. 10,500  
 Quay st, s s, 125 e West st, 25x68x26.7x75. James McMaile, Annie L. wife of Patrick Myers, John H. M. Maile, James McMaile, Jr., Mary A. wife of Franklin P. Oliver, William McMaile and Elizabeth F. wife of Daniel Kelton to Angus McLachlan. Mort. \$7,000. 1,600  
 Quincy st, s s, 290 e Reid av, 20x100. Isabella Boyd to A. Stewart Walsh. C. a. G. Mort., &c. nom  
 Quincy st, n s, 225 e Franklin av, 25x100, h & l. Tertullus G. Matthews to Paul C. Grenning. 3,200  
 Raymond st, No. 296, n s, 234.10 n Hanson pl, 19.3x50.10 x southeast 20.1 x east 55. 1-5 part of this. 15  
 Tillary st, No. 122, s s, 106.6 w Bridge st, 25x 100. 1-12 of this. 15  
 James E. P. Farrell, Elizabeth, N. J., to William T. Gutsell. 500  
 Rutledge st, s e s, 445 n e Marcy av, 20x100, h & l. John Auer to Carl Schmeising. Mort. \$3,500. 8,100  
 Rutledge st, s e s, 180 s w Harrison av, 20x100. John Auer to Jacob Bossert. All liens. nom  
 Ryerson st, No. 233, e s, 238 n De Kalb av, 20x 80. Elizabeth M. wife of John R. Offley, Washington, D. C., to Joanna Wyckoff and Mary E. Waters. All liens. 5,500  
 Ryerson st, w s, 124 n Myrtle av, 20x100. Geo. W. Oakley to Sarah R. Moore. Mort. \$1,000. 4,000  
 Schenck st, e s, 125 s De Kalb av, 25x88.2x25x 87.2. Jeremiah Wintringham to Cornelius N. Hoagland. Taxes and assessments. 1,100  
 Scholes st, s s, 200 e Humboldt st, 25x100. Peter Koeune and Mary A. his wife to Mathias Koeune and Catherina his wife. 3,000  
 Sullivan st, n e s, 150 n w Conover st, 25x100. Patrick McGuire to Annie Carr and Hannah Ronan, New York. Mort. \$650. 1,300

State st, n s, 50 w Hoyt st, 75x100. Union Congregation Church to The Trustees of the Congregation Beth Elohim. 28,000  
 Seigel st, s s, 150 e Graham av, 25x100. Peter Klein to Euphrosina Wallein. Q. C. All title. nom  
 Spencer st, e s, 182.9 n Myrtle av, 25x100. Spencer st, e s, 157.9 n Myrtle av, 25x100. John S. Darcy and Mary E. his wife, Mountain View, N. J., to Patrick H. McElroy. 5,350  
 Spencer pl, e s, 74.4 n Fulton st, 80x100, h s & ls. William J. Northridge to John Broad. 90,000  
 Spencer st, e s, 161.6 n De Kalb av, 25.4x100. Foreclos. William F. Wyckoff to Elizabeth Onderdonk, Ramapo, N. Y. 2,100  
 Stockton st, s s, 285 w Tompkins av, 20x100, h & l. Henry Loeffler to Emil Jaeck. 4,500  
 Sumpter st, s s, 390 w Stone av, runs west 100 x south 87.4 to turnpike, x southeast — x north 0.8 x southeast 80 x north 100. Charles H. Russell, recvr., to Eliphalet N. Anable, Long Island City. 2,625  
 Varet st, n s, 165 w Ewen st, 28x80. John Y. Collins, exr. Lucretia Ackiss, to James S. Schneider. 1,300  
 Warren st, n s, 260 w 3d av, 40x100. Sarah wife of William Britt to David F. Seals and Oscar Lyon, of D. Seals & Co. 1,275  
 Wyckoff st, s s, 270 e Hoyt st, 20x100. John S. Williamson to Margaret R. wife of James M. Miller. 3,450  
 2d st, n s, 470.7 w Bond st, 16.8x78.9, h & l. William Cedarholm to Catharine T. wife of Samuel S. Joyce, New York. M. \$2,000, 3,265  
 4th st, s s, 114.11 w 6th av, 34.11x100, h s & ls. Ezra D. Bushnell to William Hatten. 13,500  
 North 6th st, n s, 100 e 6th st, 25x100. John G. Korner and Margaretha his wife to Charles Leibring, New York. 6,700  
 9th st, s s, 595.9 w 2d av, 100x200 to 10th st. Leopold Gusthal to Emily M. wife of Robert Miller. 6,326  
 9th st, s s, 137.6 e Court st, 18.9x100, h & l. William R. Martin to Patrick Manning. Mort. \$1,500. 2,350  
 10th st, n s, 294.11 w 5th av, 16.8x100. Frank H. Bush to Elizabeth Ruhl. Mort. \$3,500. 5,500  
 Same property. Release mort. Asa W. Parker to Frank H. Bush. nom  
 11th st, s s, 147.3 w 6th av, 19.5x100. Ann E. Van Nuyse, Jamaica, L. I., to James Crumley. 2,300  
 11th st, n s, 100 e 4th av, 16.8x100. Sampson B. Oulton to Celedonio Besosa. Mort. \$3,400. 5,000  
 Same property. Release mort. Sophia G. Parker to Sampson B. Oulton. nom  
 13th st, n s, 101 w 4th av, 21x100. Lucy Bacon to James R. S. Bacon. nom  
 14th st, s w s, 337.10 n w 4th av, 20x98.7x20x98.2. Mary Dent to John L. Dibble. nom  
 East 14th st, w s, 50 s Av Y, 50x100, Gravesend. Mary A. wife of Duncan J. McKinlay to Martha Seacord. 500  
 15th st, s w s, 197.10 s e 10th av, 25x100. Omission. Bridget wife of James Collins to Henry J. Welsh. 400  
 15th st, n s, 229.1 e 6th av, 18.9x100. Jennie wife of John Patterson to James Byrne, York, Pa. Mort. \$2,600. 3,300  
 33d st, s s, 425 w 5th av, 25x100.2. William H. Foster to Michael McGuire. 300  
 41st st, s s, 540 e 1st av, 20x100.2. Margaret Henderson to Rufus T. Bush. 1,000  
 52d st, n e s, 280 s e 3d av, 20x100.2. Edward T. Hunt, exr. and trustee Thos. Hunt, to Corlies Edwards. 700  
 East 95th st, n e s, 150 s e Av L, 100x— to Canarsie & Rockaway Beach Railroad, x abt 100.5x—, Canarsie. Nelson Provost, New Jersey, to Rudolph B. Zwahlen. 800  
 East 95th st, s w s, 175 s e Av L, 25x100, Canarsie. Henry Lehmann to Adaline wife of John Green. 125  
 Atlantic av, n e cor Jefferson st, 25.4x92.7x25x 96.10, New Lots. Edward F. Linton to Gustave Nathan. 700  
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 250  
 Atlantic av, s s, 162.6 e Cypress av, 105.8x128.7 x west 20.10 x south 5 x west 83.4 x north 115.8, New Lots. Charles H. Russell, recvr, to William F. Wyckoff. 1,275  
 Atlantic av, n s, 79.7 w 3d av, 18.2x80. Abraham S. Manne to Hyman Harris. Mort. \$3,500. 3,800  
 Buffalo av, w s, 55 s Pacific st, 55x101.8x73.8x 100. Alexander McCue, exr. and trustee E. Harvey, to John J. Drake. 1,052  
 Bay av, n s, 100 e Monroe st, 25x100, New Lots. Julia A. Conklin, New York, to Mary Hogan. 150  
 Bedford av, e s, 375 n Park av late Tillary st, 25 x 100. Catherine wife of Patrick Murray to Hugh McGinley. Mort. \$1,400. 3,000  
 Carlton av, e s, 23.8 n Willoughby av, 21x100, h & l. Josephine A. wife of William H. Truman to William C. Vosburgh. Mort. \$8,500. 250  
 Clason av, e s, 442.7 s Wallabout Bridge road, 25x100. Robert Myhan to Ann Dunn. Mort. \$1,000. 1,600  
 Clason av, n w cor Lafayette av, runs north 100 x west 100 x north 120 x west 75.11 x south to Lafayette av, x east 175.7. Foreclos. John A. Lott, Jr., to John I. Voorhees. 13,000  
 Clason av, n w cor Lafayette av, runs north 100 x west 100 x north 120 x west 75.11 x south to Lafayette av, x east 166.10. John I. Voorhees to William Johnston. 14,500  
 Cooper av, n w s, 225 n e Bushwick av, 225x200, to Van Voorhis st. Charles Tatham, New York, to Walter E. Maryatt. 11,000  
 Greenpoint av, n s, 200 w Manhattan av, 0.10x

95. John J. Randall, Freeport, L. I., to James R. Sparrow, Jr. nom  
 Greene av, s e s, 100 s w Wyckoff av, 44x100. Frank P. Mergell to Charles McDonald. Mort. \$300. nom  
 Same property. Charles McDonald to Delie wife of Frank P. Mergell. Mort. \$300. nom  
 Greenpoint av, n s, 175 w Manhattan av, 25x95. John J. Randall, Freeport, L. I., to William G. Miller. 4,000  
 Gates av, n s, 166 e Nostrand av, 19x100. Partition. David Barnett to Paul C. Grenning. 1,500  
 Gates av, n s, 130 e Clason av, 21x100, h & l. Edward W. Haviland to William Ludden, Savannah, Ga. Mort. \$6,000. 9,000  
 Gates av, n w cor Lewis av, 125x100. Anna M. Reilly, widow, to Michael E. Brennan. Mort. \$5,000. 10,000  
 Graham av, n e cor Conselyea st, 20x75, h & l. Augustus W. Weingardt to Martha Wolf from. Mort. \$3,000. 3,800  
 Graham av, n e cor Seigel st, 25x100. Otto J. Steffahn and George H. Moller to Henrietta Bott. 5,800  
 Howard av, n e cor Hancock st, 20x80, h & l. Mary Hughes to Ernst Giess. 5,900  
 Henry av, e s, 125 s Atlantic av, 25x100, New Lots. Henry av, w s, 455 n Liberty av, 25x100, New Lots. Catherine Molloy to William Brangan. Mort. \$1,500. 3,000  
 Jefferson av, s e cor Jamaica pike, 120x100x78x —, with all title in road, &c. Mary S. O. Strait, an heir W. Davis, to Jane Webb. C. a. G. 100  
 Same property. Sarah L. Davis, New London, Conn., an heir of W. Davis, to same. C. a. G. All title. nom  
 Same property. Mary A. Davis, widow, and Jennie L. Wilson, heir, &c., to same. C. a. G. 100  
 Same property. Hannah Cox, heir, &c., to same. C. a. G. 100  
 Johnson av, s s, 175 w Graham av, 25x100, h & l. Joseph Merz to Jeannette Newman, widow. 5,525  
 Knickerbocker av, southerly cor Magnolia st, 100x125. John H. Scheidt to Louis B. Schuler. 1/2 part. 1,500  
 Lafayette av, n s, 175 w Nostrand av, 18.9x100. Ranson and Edward W. Phillips to Elbert Luyster. Mort. \$3,500. 6,800  
 Lafayette av, n s, 40 w South Portland av, 20 x80. Louisa wife of and Michael Fox to Caroline wife of Augustus Doerflinger. nom  
 Lexington av, s s, 225 w Lewis av, 100x100, h & l. Robert I. Murray, New York, to John McKesson. Mort. \$25,500 35,000  
 Lexington av, s s, 136 w Lewis av, 71.6x100. William Matthews et al., exrs. and trustees Henry Johnson, dec'd, to James J. Manahan. 4,500  
 Liberty av, s s, 100 e Eldert av, 50x115, East New York. Thomas Schweitzer to Charles Nelson. 700  
 Montrose av, n s, 25 w Humboldt st, 25x75, h & l. George Wetzel to Fredericka wife of Henry Brochart. 7,100  
 Montrose av, s s, 125 w Bushwick av, 25x100, h & l. John Goebel, Catherine wife of John Strauss, Joseph and Alois Goebel to John Klueg. 4,400  
 Marcy av, s w cor Lynch st, 100x80.8. Release mort. H. G. Onderdonk to Margaret and Nicholas Mulvihill. nom  
 Marcy av, w s, 60 n Hopkins st, 20x82x25.6x66.2, h & l. Ida A. W. Siney, widow, Mary E. Richards and Jerusha A. Wright, heirs W. R. Siney, to Edward Ford. 1,500  
 Myrtle av, n e cor Nostrand av, 40x86, h s & ls. William H. Otton, Mary J. wife of Charles E. Matthews, formerly Otton, and Emma A. wife of Leander A. Macon, formerly Otton, to Richard J. Godwin. 8,100  
 Nostrand av, Nos. 313, 315 and 317, s e cor Lexington av, 60x78, three four-story brown stone dwell'gs. William Duryea, Nyack, N. Y., to Wray S. Littlefield. Dec., 1883. 35,000  
 Nostrand av, Nos. 313-321, s e cor Lexington av, 100x78, five four-story brown stone dwell'gs. Wray S. Littlefield to William Duryea. Mort. \$41,500. 1885. 60,000  
 Nassau av, s s, 109.9 e Lorimer st, 15.3x100, h & l. John J. Randall and William G. Miller to Henry Weynand. Mort. \$1,800. 4,100  
 Orient av, e s, 200 s Liberty av, 50x100, East New York. John J. O'Brien to Jane L. Smith. Mort. \$700. 2,000  
 Park av, n s, 25 e Steuben st, 25x100. Anne Jackson, Brooklyn, to Bridget T. Ryan. 1,075  
 Putnam av, n s, 205.3 w Tompkins av, 19.9x100. John Hayes to Anson B. Moore. Mort. \$3,500. 13,000  
 Patchen av, w s, 54 n Madison st, runs west 75.3 x northwest 35.4 x north 20.9 x east 20 x south 29 x east 80 to Patchen av, x south 17. Mary E. wife of Charles G. Hall to Henry C. de Rivera, New York. Mort. \$3,300. 5,000  
 Putnam av, n s, 25 w Sumner av, 70x100. Nathaniel W. Burtus to John C. Bushfield. 12,000  
 Putnam av, n s, 95 w Sumner av, 68x100. Sarah T. wife of and Calvin B. Ford, New Haven, Conn., to John C. Bushfield. 12,000  
 Prospect av, s w s, 300 s e 5th av, 25x80.2. Lloyd Higgins to Margareta F. wife of Nicholas Nelson. 1,500  
 Reid av, w s, 40 n Chauncey st, 40x75. Philip Kolle, New York, to Mary J. Davis. 2,600  
 Ralph av, w s, 97.10 s Bainbridge st, 1/2 of the Brooklyn and Jamaica Plank road to the



Hild, John, to Anton Pfund. 45th st. P. M. July 24, due July 30, 1888, 5%. 8,000  
 Immen, Luer, to William H. Beadleston. 4th av, s e cor 32d st, 25x80. July 29, 5 years, 5%. 25,000  
 Jencks, Francis M., to Robert I. Brown, trustee Marianna C. Cobb. 131st st, n s, 75 w 6th av, 25x99.11. July 24, 1 year. 4,000  
 Same to same. 6th av, n w cor 131st st, 24.11x75. July 24, 1 year. 5,696  
 Just, Edward H. M., to THE NEW YORK LIFE INS. CO. 135th st, s s, 100 e 8th av, 100x99.11. July 23, due Dec. 9, 1887. 23,000  
 Just, Edward H. M., to Alida L. Borland, Boston, Mass. 134th st, n s, 147 e 8th av, 15.6x99.11. July 28, 3 years, 5%. 8,000  
 Kelaher, Ellen L., wife of Thomas F., to John Bussing, Jr. Fordham av, lot 24 map Upper Morrisania. P. M. July 27, 3 years. 1,500  
 Same to Anna S. Punnett, Baltimore, Md. 134th st, n s, 116 e 8th av, 15.6x99.11. July 28, 3 years, 5%. 8,000  
 Same to same. 134th st, 100 e 8th av, 16x99.11. July 28, 3 years, 5%. 8,000  
 Same to William D. Warden, Burgess Hill, England. 134th st. 131.6 e 8th av, 15.6x99.11. July 28, 3 years, 5%. 8,000  
 Kelly, Michael J., to Edward and Catharine Brenen. 82d st, n s, 350 e 9th av, 18.9x102.2. July 23, 1 year. 2,000  
 Kilpatrick, Julia A. S., wife of and Edward, to Harriet wife of John C. Overheiser. Madison av, n w cor 80th st, 22.2x70. July 24, 4 months. 10,000  
 Klein, Benedict A., to Egerton L. Winthrop, trustee. Av B, s e cor 11th st. P. M. July 28, 1 year. 28,000  
 Kennedy, Katherine J., to Christian Gohmann. 122d st, n s, 98 e 1st av, 40x100.11. July 17, due July 1, 1886. 1,060  
 Ker, William W., to George W. Savage, Jr. Anderson av, n w s, lot 16 map Claremont, near Highbridge, 100x100. July 28, note. 250  
 Koch, Louisa, wife of Philipp, to Katharina Hartmann. 81st st. P. M. July 30, due July 1, 1896, or sooner. 5,500  
 Lalor, William, to Augustus C. Fransioli, Brooklyn. Madison av, w s, extd from 96th to 97th sts, 201.10 on av, 203.8 on rear, 81.1 on 97th st and 125.7 on 96th st. July 22, 1 year or sooner. 6,000  
 Lynch, Michael, to John Farrell. 112th st, s s, 143 w Av A, 19.6x100.11. July 29, 3 yrs. 4,500  
 Libman, Meyer, to Isaac Go dstein. Houston st, s s, 104.4 e Pitt st, 20.6x100. July 29, due July 30, 1886. 1,000  
 Lynch, Nettie, wife of and Thomas M., to Peter J. Boyd. Jerome av, n e cor old road from Fordham to McCombs Dam, 114.10x125.5x97 x125.5. July 29, 3 years, 5%. 3,500  
 Lavelle, Anthony, to THE GERMAN SAVINGS BANK, New York. 52d st, s s, 275 e 10th av, 25 x100.5. July 20, due July 25, 1886. 2,000  
 Lee, James, to Anna P. Richardson. 110th st, s s, 360 e 3d av, 25x110. July 25, due July 26, 1888. 9,000  
 Lefavour, Daniel, to Francis H. Weeks. 126th st, n s, 242.11 w 8th av, 4 lots, each 16.8x74.5. 4 morts., each \$8,000. June 25, due Aug. 1, 1888. 32,000  
 Same to William Sutphen. Same property. 4 morts., each \$2,500. July 23, due Aug. 1, 1886. 10,000  
 Leavitt, Alice V., to THE SEAMAN'S BANK FOR SAVINGS, New York. 28th st, s s, 250 e 5th av, 25x98.9. July 24, 1 year, 5%. 1,000  
 Losel, John, and Theresia his wife, to Gustavus A. Krehbiel. 2d st, n s, 122.10 e Av C, 20 x106. July 25, due July 1, 1888, 5%. 3,000  
 Lynch, Hannah, to Mary C. Blanck. Hester st, No. 182, s w cor Mulberry st, 25x57.3. July 28, 3 years, 5%. 6,000  
 McKenna, Mary C., wife of James, to John Richards. 61st st, s s, 200 w 10th av, 25x100.5. July 20, 1 year or sooner. 650  
 Same to John H. Judge, Brooklyn, as trustee. Same property. July 27, secures bond, penal sum 900  
 McMorrow, Patrick, to THE MANHATTAN SAVINGS INST. 83d st. P. M. July 28, 1 year, 5%. 3,000  
 Maguire, Thomas, to Robert Boyd. 3d av, s w cor 103d st, 75.8x102.6. July 24, 3 mos. 3,250  
 Merritt, William J., to Francis M. Jencks. 95th st, s s, 253 e 10th av, 18x100.8. Building loan. July 11, demand. 5,500  
 Same to same. 127th st, s s, 125 e 7th av, 60x99.11. July 23, demand. 6,000  
 Same to same. 95th st, s s, 236 e 10th av, 17x100.8. Building loan. July 11, demand. 4,000  
 Same to same. 95th st, s s, 271 e 10th av, 72x100.8. Building loan. July 11, demand. 22,000  
 Same to same. 95th st, s s, 151 e 10th av, 55x100.8. Building loan. June 8, demand. 25,000  
 Mitchell, George H., to Thomas and Walter Storm, exrs. and trustees S. Storm. 22d st, No. 247, n s, 387.6 e 8th av, 12.6x98.9. July 24, due Aug. 5, 1886. 1,000  
 Moran, Annette, wife of and Edward Brooklyn, to Jeremiah A. Cranitch. 16th st. P. M. 2d mort. July 29, 5 years or sooner. 10,000  
 Same to same. Same property. P. M. 3d mort. July 29, 3 years or sooner. 4,000  
 Mulholland, Ann, to Peter A. Cassidy. 1st av, n e cor 42d st. P. M. June 23, 1 year or sooner. 14,500  
 Naylor, Joseph, to THE GREENWICH SAVINGS BANK. Pearl st, No. 16, s s, 114.8 w Whitehall st, 31.8x109.3x34x108.8. July 25, due Aug. 1, 1890, 4 1/2%. 15,000  
 Neumann, Charles F. A., to Alexander B. Crane,

as sole exr. of John W. Mitchell. Orchard st. P. M. Sub. to mort. \$12,000. July 30, installs, 5%. 5,000  
 O'Sullivan, John, to Isabella V., wife of John Hogan. 22d st. P. M. July 27, due July 29, 1885, installs. 3,000  
 Oppenheimer, Jacob, to Meyer L. Sire. 12th st, Nos. 368 and 370. P. M. July 27, on demand, 5%. 40,000  
 Same to Susan Benson, New Utrecht, L. I. 12th st. P. M. June 15, due July 27, 1888, 5%. 8,000  
 Price, Walter S., to John A. Hardy, Sing Sing, N. Y. 134th st. P. M. July 25, due April 1, 1886, or sooner. 10,000  
 Paulsen, Paul H., to Louis Borstelmann. 10th av, e s 119.5 s 153d st, 19.6x100. July 30, due July 1, 1888, 5%. 3,500  
 Price, Ellis L., surv'g exr. and trustee under will of George J. Price, Susan L. Price, widow, Oyster Bay, Mary E. Vail, Washington, D. C., Margaret M., Martin T., Harriet L., Edward M., William T., Frank and George J. Price, children and heirs of said George J. Price, to Cornelia W. Carle. 20th st, s s, 96 e 1st av, 23.6x92. July 24, 3 years, 5%. 3,000  
 Rapp, Maurice, and Moses Goodman to Frederick Heerlein. 61st st. P. M. July 29, due July 30, 1886. 1,000  
 Rothschild, Jacob and Max, to Henry Rothschild, Shamokin, Pa. 77th st, No. 403 E., n s, 94 e 1st av, 25x102.2. July 23, 3 years. 3,000  
 Rusch, Elizabetha, wife of and August, to Sherman H. and J. H. Chapman, exrs. and trustees of Timothy P. Chapman. Delancey st, s s, 100.4 e Chrystie st, 20x75. Already mortgaged to parties of second part for \$4,000. July 23, 3 years, 5%. 500  
 Ryan, Mary, to Henry P. Townsend and Joseph H. Mahan. 1st av, n e cor 78th st, 52.2x94. July 27, demand. 1,000  
 Rankin, John, to Andrew H. Sands and ano., trustees of Austin L. Sands, dec'd. 45th st, n s, 125 e 9th av, 25x100.5. July 25, 3 years, 5%. 18,000  
 Schneider, Maria L., wife of and Gustav, to Henry J. Batchelder. 17th st. Leasehold. P. M. July 24, due Sept. 1, 1885. 1,500  
 Schuyler, Alice E., wife of Spencer D., to The New York Dispensary. 38th st, s s, 225 e 6th av, 20x98.9. July 23, 4 months. gold, 5,000  
 Sweeney, James, to David D. Cohen, as trustee of under a deed made by Levi Onderdonk, to Morris L. Samuel. 117th st, s s, 373 e Av A, 25x100.11. July 25, 2 months or sooner. 10,000  
 Sheehy, Edward C. and Patrick, to THE UNITED STATES TRUST CO., New York. Lexington av, s e cor 87th st, 100x62.3. July 28, due Aug. 1, 1886, 5%. 18,000  
 Smith, Jefferson P., Wallace B., and Theodore R., Brooklyn, to Deborah Naegle, New York. Cherry st, s s, abt 100.4 w Jackson st, 25x90.7 x25x92.6; Cherry st, No. 429, s s, 75 w Jackson st, 25x92.10x25x94.9. See Conveys. July 27, 3 years. 3,000  
 Steward, D. Jackson, to John T. Murphy. Broadway, Nos. 311 and 311 1/2, w s, 35.4x104.9. July 24, due Feb. 1, 1886. 5,000  
 Schrader, Louisa, widow, mortgagor, with Shada M. P. wife of Otto von Hein, Brooklyn. Extension of a 7% mortgage at 6%. July 27. nom  
 Selleck, William G., Englewood, N. J., to George G. De Witt, Jr., and ano., trustees of Sarah Talman, dec'd. Ann st, No. 61, n s, 25.2x118x24.8x113. July 29, 1 year or sooner, 5%. 21,000  
 Silberberg, Caroline, mortgagor, with District No. 1 of Independent Order Benai Berith. Extension of mortgages at 4%. July 28. nom  
 Strasser, Carolina, wife of George, to John W. Decker. Strong av, cor Tinton av. P. M. July 29, due June 1, 1888, or sooner. 700  
 Shepherd, George, to THE BROADWAY SAVINGS INST. 17th st, Nos. 321 and 323, n s, 224.3 w 8th av, 50.11x92. July 29, due July 30, 1886, 5%. 28,000  
 Slocum, Deborah W., wife of James H., Brooklyn, to John W. Fink. 50th st, s s, 200 w 9th av, 25x100.5. July 15, 3 months. 625  
 Schierloh, Catharine, wife of and Christopher F., to Mary A. wife of Richard Hennessy. 11th av. P. M. July 29, 5 years, 5%. 6,000  
 Tichborne, James, and William C. G. Wilson to George E. Hoe. Willis av, 135th st. P. M. July 28, due Aug. 1, 1890, 5%. 8,000  
 Talbert, Stephen, to Anna Dudley Barton. 114th st, s s, 100 w 3d av, 36x100.11. July 28, 3 months or sooner. 5,000  
 Thompson, Mary E., to William Rankin. 45th st. P. M. July 27, installs. 4,250  
 Same to same. 45th st. P. M. July 27, installs. 4,250  
 Thompson, William N., to Thomas Bell, San Francisco, Cal. Madison av, s e cor 89th st, 100.8x195; 89th st, s s, 220 e Madison av, 25x100.8; 4th av, s w cor 89th st, 100.8x105; 4th av, n w cor 88th st, 100.8x230; 5th av, n e cor 87th st, 25.4x140, with right of way over strip on east side; 5th av, e s, 25.4 n 87th st, 25.4x140, with right of way over strip on east side; 87th st, n s, 150 e 5th av, 25x100.8, with right of way over strip on west side. July 27, note. 40,000  
 Vail, Mary L., wife of and Anthony C., Plainfield, N. J., to William H. Lyon. Broadway, w s, 23.1 n 9th st, 23.1x98.10. All title present or prospective. Lease. July 23, 1 year, 5%. 5,000  
 Varnum, James M., to Charles A. Peabody, Jr. 9th av, 60th st. P. M. July 27, 1 year, in gold, 40,000  
 Ubert, Harvey J., to Jennie N. Ubert. 94th st, s s, 346.6 w 8th av, 64.6x100.8. July 28, 5 years. 10,000

Umfreville, Charlotte, wife of Edwin T., to John Bussing, Jr. 3d av, n w s, 222 s w 167th st, 50x—x49.3x— . July 25, 3 years. 5,000  
 Verges, Michel, to Alphonse P. Ramel. 20th st, Nos. 234 and 236, s s, 295.8 e 8th av, 50.1x90.7 x50x92.8. July 29, 1 year. 1,875  
 Weir, Thomas, and Mary his wife, to John W. Decker. Strong av. P. M. July 29, installs. 850  
 Wolfe, George, and Sadie wife of Leon Ulman, to Charles Engert, Brooklyn. Stanton st, s s, 75 e Willett st, 25x75. July 21, due June 15, 1886, 5%. 3,000  
 Wronkow, Herman, to Gerard M. Barretto. Sheridan av. P. M. July 27, 3 years or sooner, 5%. 225  
 White, Frank and Josephine his wife, to George C. Currier. Av A, e s, 75 n 84th st, 78.2x98. Sub. to morts. \$38,550. July 9, 3 months. 5,656  
 Woodroffe, Mary H., to Robert Hall and Samuel H. Merritt. Road from Harts Corners to White Plains at n e cor of school house lot, abt 12 1/2 acres, Greenburg; same road, adj Garthwaits, abt 3 1/2 acres, Greenburg. P. M. Jan. 12, \$500 due in 5 years, also notes \$500. 1,000  
 Wilson, Mary L., to Maria Moss. Pike st, No. 30, w s, 25x85, 1-27 share of this: 1st av, n e cor Houston st, 25.2x88.8x25.4x92. 1/2 of this; Eagle av, n e cor Terrace pl, 100x317.3 to Terrace pl, x southwest along Terrace pl 139.4 to angle, x west along Terrace pl 225, all of this; also property in Brooklyn. July 30, note. 700  
 Young, Joseph, to John Schneider. 10th av, e s, 87.4 s 46th st, 23.6x60. July 1, 1 year, 5%. 2,900

## KINGS COUNTY.

JULY 24, 25, 27, 28, 29, 30.

Anable, Eliphalet N., to Benjamin Collins. Sumpter st. P. M. July 23, due April 16, 1886. \$2,000  
 Ashton, John M., to Archibald Young. Bay 17th st. P. M. July 21, 10 years. 1,300  
 Baldwin, William, to Sidney R. Bennett. Pacific st, s s, 412 w Nostrand av, 16.8x114. July 15, 5 years. 3,400  
 Besosa, Celedonio, to Franklin C. Brindle. 11th st. P. M. July 27, due Jan. 1, 1886. 650  
 Byrne, Michael, to Jane Clark. Columbia st, n e cor Union st, 16x74. May 24, 1879, 5 years, 5%. 500  
 Brundage, James A., to Mary Gray. Jefferson st, Nos. 126 and 128, s s, 580 w Nostrand av, 40x100. July 23, notes. 750  
 Brush, Thomas H., to James W. Smith, exr. W. C. Haggerty. Steuben st, e s, 130.4 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to same. Steuben st, e s, 152.8 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to same. Steuben st, e s, 175 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to James W. Smith et al., trustees for Anna K. Shaw. Steuben st, e s, 186.8 s De Kalb av, 25x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to James W. Smith, trustee for Elizabeth A. Draper. Steuben st, e s, 85 s De Kalb av, 23x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to James W. Smith, exr. and trustee Jno. A. Haggerty. Steuben st, e s, 108 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to Maria L. Dehon, widow. Steuben st, e s, 264.4 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to same. Steuben st, e s, 242 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to same. Steuben st, e s, 219.8 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to same. Steuben st, e s, 197.4 s De Kalb av, 22.4x100. July 22, due Oct. 1, 1888, 5%. 8,000  
 Same to Daniel S. Arnold. Schenck st, w s, 109.9 s De Kalb av, 200x100. July 21, due July 1, 1886. 7,000  
 Bunce, Alfred C., and J. Cleve Eastman to Mary M. Abendroth. King st, northerly cor alley. P. M. June 22, due July 15, 1890, 5%. 9,000  
 Bushfield, John C., to Samuel H. Vandewater. Putnam av. P. M. July 17, due Aug. 1, 1885. 12,000  
 Blitz, William St. C., to Caroline Pinckney. Hoyt st, No. 118, n w s, 85.11 s w Pacific st, 22.3x81. 1-5 part. July 23, demand. 300  
 Bott, Henrietta, wife of and Christian, to The Williamsburgh Savings Bank. Graham av, n e cor Seigel st, 25x100. July 29, 1 year, 5%. 7,000  
 Brown, Melvin, to James J. Thomson. Bergen st. P. M. July 28, 1 year. 600  
 Burtis, Nathaniel W., to Henry C. M. Ingraham. Franklin av, w s, 100.5 s De Kalb av, 19.7x98.5. July 1, 1 year. 800  
 Beaver, Joseph, to Isaac J. Van Amburgh. Oakland st, s w cor Clay st. P. M. July 29, 5 years, 5%. 1,700  
 Brennan, Michael E., and John McGarry to William M. Ingraham. Gates av, n w cor Lewis av, 125x100. July 29, 1 year. 5,000  
 Broschart, Fredericka, wife of Heinrich, to George Wetzel. Montrose av. P. M. July 29, installs., 5%. 5,000  
 Bushfield, John C., to Samuel H. Vandewater. Putnam av. P. M. July 14, due Aug. 1, 1885. 6,000







Table listing various businesses and individuals in the first column, including Wood, J. 418 W. 52d... J. Guinevan. West, Annie E. 208 W. 11th... B. M. Cowperthwait & Co. Webb, Annie. 675 E. 141st... W. O'Gorman.

Table listing various businesses and individuals in the second column, including Schiffer, S. 58 and 60 Clinton... J. Freese. Schwab, W. 2387 3d av... J. Ruppert. Musical Instruments. Simonson, C. M. 201 and 307 W. 44th... Maria Harbeck.

Table listing various businesses and individuals in the third column, including Byrne, G. S. 58 Thomas st, New York... Wilkinson Bros. Press, &c. Case, James. 238 Eagle st... R. Dudgeon. Steam Hammer. (R) 294.

KINGS COUNTY. SALOON FIXTURES.

HOUSEHOLD FURNITURE.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including July 20 Bierman, Moses G.—E. N. Howell.. \$149 10. 25 Brennan, John—J. G. Vassar..... 161 37.



Table listing names and amounts for Kings County, including Kneeland, Stillman F., Kastendike, Sophia L., Karber, John-C. E. Spencer, etc.

Table listing names and amounts for Kings County, including Ainslie, James, Jr., Brooklyn City R. Co., Bohmermann, Henry-Sophia Schulhofer, etc.

Table listing names and amounts for Kings County, including One Hundred and Fourth st, Nos. 224-230 E., s s, 260 e 3d av, 100x100 S., John Thain agt M. Jesse Henry and Morris Herman, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Hawthorne st, s s, 2,829.4 e Flatbush av, 50x 106, James Jordan agt Howard B. Jarvis, 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 listing names and amounts for New York City, including Fifty-seventh st, No. 401 E., n e cor 1st av, Gotlieb Weber agt Charles Gebhard, etc.

SATISFIED JUDGMENTS.

NEW YORK.

July 25 to 31—inclusive.

Table listing names and amounts for Satisfied Judgments in New York, including Abrams, Abraham-C. G. Smith, Buchanan, Mary-G. W. Campbell, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Satisfied Mechanics' Liens in New York City, including Forty-fourth st, s s, 225 e 5th av, 25 feet front, John F. Carr agt Thomas H. O'Connor, etc.

KINGS COUNTY.

July 25 to 31—inclusive.

Table listing names and amounts for Satisfied Mechanics' Liens in Kings County, including Sullivan st, No. 29, s s, 100 e Richards st, Michael Considine agt H. Palmer and J. Metcalf, etc.

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





Table listing property owners and details for various lots in New Jersey, including names like Liam J. Sayres, Myrtle av, n s, 100 w Tompkins av, etc.

RECORDED LEASES.

Table of recorded leases in New York, listing property addresses, lease terms, and annual rents (e.g., Beekman st, No. 127, stand outside of building).

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 Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

Table of conveyances in Essex County, listing names like Baldwin, J E—E Carroll, Filmore st, etc.

Table of property listings in Hudson County, including names like Cole, E J—W H Cole, Montclair and Caldwell, etc.

MORTGAGES.

Table of mortgages in Hudson County, listing names like Ashworth, Harriet—N B and L Assoc, S 7th st, etc.

MORTGAGES.

Table of mortgages in Hudson County, listing names like Bahlborg, Johann—C S Schultz, Hoboken, 1 year, etc.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, listing names like Baker & Abby, 210 Market—S R Baker, office furniture, etc.

JUDGMENTS.

Table of judgments in Hudson County, listing names like Burnet, S H Saml—M & B Stern, etc.

HUDSON COUNTY.

Table of conveyances in Hudson County, listing names like Armstrong, Matthew, by assignee—G W Vreeland, J City, etc.



Scott, C H and Julia A—Eliza A Scott, furniture, 600  
Thiele, Charles J—A Lessey, grocery store, horse and wagon. 600

JUDGMENTS.

Cordts, J H—C Gorman 46  
Crothers, J A, and Henry Albers—J Brandt 500  
Coleman, Patrick and Michael—H Lahey 113  
Johnston, John—F. Naughton 8,718  
McDermott, Thomas—J Conroy 40  
Reynolds, Michael—N Hogan 200

MECHANIC'S LIENS.

O'Brien, J S—P B Lawton, W Hoboken 26  
Staeb, John and Mary L—G C Rose, J City 861

BUILDING MATERIAL PRICES.

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

BRICK.	Cargo afloat
Pale M. \$3 00 @ 3 50	
Jerseys 5 25 @ 6 00	
Up Rivers 5 50 @ 6 25	
Haverstraw 6 25 @ 6 50	
Choice cargoes 6 75 @	
Hollow Fire Clay Brick 11 00 @ 13 00	

FRONTS.	
Croton and Croton P'ts—Brown M. \$12 00 @ 13 00	
Croton do do—Dark 12 00 @ 14 00	
Croton do do—Red 12 00 @ 14 00	
Wilmington 22 00 @	
Philadelphia, alongside pier 24 00 @ 25 00	
Trenton do 24 00 @ 25 00	
Baltimore, on pier 37 00 @ 41 00	
Baltimore, moulded 50 00 @ 80 00	

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

FIRE BRICK.	
Welsh \$25 00 @ 30 00	
English 25 00 @ 30 00	
English, choice brands 32 50 @ 40 00	
Scotch 27 00 @ 35 00	
Silica, Lee-Moor 30 00 @ 35 00	
Silica, Dinas 37 00 @ 45 00	
White, Enamelled, English size, M. 90 00 @ 95 00	
do do domestic size 80 00 @ 85 00	
Warm Buff facing, domestic size 45 00 @ 50 00	
American, No. 1 30 00 @ 35 00	
American, No. 2 25 00 @ 30 00	

CEMENT.	
Rosendale \$ 95 @ 1 00	
Portland, English, general run 2 25 @ 2 60	
Portland, German, general run 2 20 @ 2 60	
Roman \$ 75 @ 3 50	
Keene's coarse 4 50 @ 6 00	
Keene's fine 9 00 @ 10 00	

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

Portland Burham 2 60 @ 2 80
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(Continued on page VIII.)

MISCELLANEOUS.



**WILSON'S Rolling Venetian Blind,**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
Wilson's 'English' VENETIAN BLINDS, to pul up with cord. See cut.  
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON,**  
527 and 529 W. 22d St., New York.  
Mention this paper.

A BEAUTIFUL HOUSE FOR \$1200



\*\*\* This marvelous house has been built more than 300 times from our plans; it is so well planned that it affords ample room even for a large family. 1st floor shows above; on 2d floor are 4 bed rooms and in attic 2 more. Plenty of Closets. The whole warmed by one chimney. Large illustrations and full description of the above as well as of 39 other houses, ranging in cost from \$400 up to \$6,500, may be found in "SHOPPELL'S MODERN LOW-COST HOUSES," a large quarto pamphlet, showing also how to select sites, get loans, &c. Sent postpaid on receipt of 50c. S'ans taken, or send \$1 bill and we will return the chance. Address, BUILDING PLAN ASSOCIATION, (Mention This Paper) 24 Beekman St., (Box 2702), N. Y.

The GREAT LIGHT



Established 1857.  
**FRINK'S Patent Reflectors** for Gas or Oil, give the most powerful, softest cheapest & Best light known for Churches, Stores, Show Windows, Banks, Theatres, Depots, etc. New and elegant designs. Send size of room. Get circular and estimate. A Liberal discount to churches and the trade. Don't be deceived by cheap imitations.  
**I. P. FRINK,** 551 Pearl St., N. Y.

MISCELLANEOUS.

NOTICE IS HEREBY GIVEN THAT THE FIRM or partnership known as the UNION FIRE-PROOF COMPANY, and of which Leonard De Rache, Martial Laperonnerie and Louis Lafond are partners, is from and after this date dissolved by consent of a majority of the partners. Due notice will be given of the sale of assets by public auction as prescribed by the partnership articles. All claims against the firm should be filed with Livingston & Olcott, Attorneys, No. 4 Warren Street, New York City.  
Dated, New York, July Twenty-ninth, One Thousand Eight Hundred and Eighty-five.

LEONARD DE RACHE,  
M. LAPERONNERIE.

**A. KLABER,**  
**Steam Marble Works,**  
256, 258 & 260 E. 57th Street,  
At 2d Ave. Elevated R. R. Station. NEW YORK

**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.

TRADE MARK.

The "STAR" Portland Cement Works,  
Toepffer, Grawitz & Co., Stettin, Germany.  
ESTABLISHED 1860.

Guarantee their entire production (about 240,000 barrels a year) to have the following **Minimum-Tensile-Strength**, if tested according to the official German regulations, on non-absorptive beds: Minimum Breaking Strain.

Neat "Star" Cement 7 40 kilos. 568.9 lbs.	per square
do do 28 50 " 711.1 "	square in.
1 Cement and 3 Standard Sand 7 15 " 213.3 "	
do do 28 20 " 284.4 "	
1 Cement and 6 Standard Sand 7 6 " 85.3 "	
do do 28 10 " 142.2 "	

Send for Testimonials, Pamphlet, Directions for Testing, etc.  
**Gustav Grawitz, 165 Broadway, N. Y.,**  
Sole Agent in the United States.

**JAMES BROOKS,**  
MANUFACTURER OF

**SHELL LIME**  
Factory, 55th St., and 11th Ave.  
New York.  
MASON AND FARMERS SUPPLIED.

J. W. GATHARD,

**PLAIN AND DECORATIVE PAINTING,**  
Paper Hanging and Hardwood Polishing,  
111 West 36th Street & 691 6th Avenue  
New York.

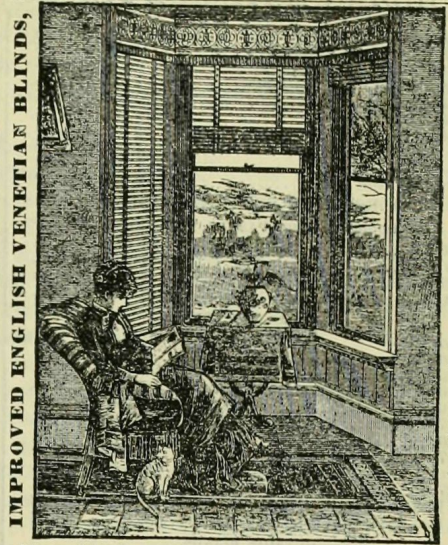
**D. BLACK,**  
**STAIR BUILDER**  
151 & 153 East 128th St.

**MAHONY BROTHERS,**  
**CARPENTERS AND BUILDERS,**  
No. 52 NEW BOWERY, NEW YORK.  
Estimates furnished for Building and Alterations.

**DUMB WAITERS AND HAND ELEVATORS.**  
**THOMAS DONOHUE,**  
237 East 42d Street, near 2d Avenue.

Sanitary Plumbing in all its Branches.  
Roofs, Furnaces and Ranges repaired.  
416 Fourth Avenue.  
**W. A. LAWTON.**

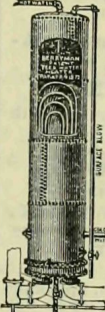
BUILDERS' SUPPLIES.



IMPROVED ENGLISH VENETIAN BLINDS,  
Manufactured by Venetian Blind Co., Burlington, Vt.  
These blinds are hung upon a new and improved principle, avoiding all friction and holding the blind at any desired angle. They are simple, durable and easy to operate, economizing space by doing away with pockets and the necessity of furring out. They are furnished in any desired wood, with a superior machine cabinet finish, which cannot be had elsewhere. For neatness, simplicity and workmanship these blinds are without equal. Call and see them, or send for price list to the New York office 1193 Broadway.  
WM. HAMILTON, Sole Agent.

The BERRYMAN Patent

Feed Water  
Heater and Purifier



Manufactured by  
**I. B. DAVIS & SON, Hartford, Conn.**  
This heater has been in constant use over ten years. None have ever required repairs. Gives the highest results attainable by the use of exhaust steam.  
**B. F. KELLY, Agt, 91 Liberty St., New York.**

SEWER GAS DESTROYED!!

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

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

**United States Sewer Gas Cremator Co.,**  
(Kemble Building)

15 to 25 Whitehall St.

**G. W. RADER & CO.,**  
MANUFACTURERS OF  
**SALT-GLAZED SEWER PIPE**  
Office, 611 West 51st St., New York City.

**MARX & WACHSCHLAGER,**  
NEWELS, MANTELS, MIRRORS AND BUFFETS  
PANEL AND FINE CABINET WORK,  
97 and 99 GWINNETT STREET, - - - BROOKLYN.

**ARTISTIC** Send for Hand Book.  
**STAINED GLASS.**  
**J. & R. LAMB,** NEW DESIGN  
59 Carmine St.

**THE NEW YORK LUMBER AND WOOD WORKING COMPANY,**  
(Successors to N. Y. Wood Working Co.)  
Office and Factory, 134th St. and Alexander Av

House Trim, Mouldings and Stair Builders' Supplies. Patent Corner Blocks, Flooring. Rough and Dressed Lumber.  
Hardwood Doors, Mantels and Cabinet Finish of all kinds, Square Turned Work a Specialty.  
**Wholesale Lumber Yards and Docks, Tonawanda, N. Y.**

**BUILDING MATERIAL PRICES.**

Portland, K., B. & S.	2 50	@	2 85
Portland, J. B. White & Bro.	2 45	@	2 85
Portland "Star" German	2 50	@	2 75
Portland, Saylor's American	2 15	@	2 45
Portland, Dyckerhoff	2 90	@	3 25
Portland, Gibbs & Co.	2 60	@	2 85
Portland, Lagerdorfer	2 45	@	2 65
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.	\$1 04	---
2.6x6.6.	1 1/4	1 38	---
2.6x6.8.	1 1/4	1 44	---
2.8x6.8.	1 1/4	1 50	---

**DOORS, MOULDED.**

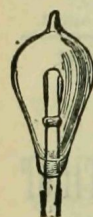
Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.	\$1 70	---	---
2.0x6.8.	1 79	2 24	---
2.6x6.8.	2 07	2 62	---
2.6x6.10.	2 11	2 68	---
2.6x7.0.	2 27	2 71	---
2.8x6.8.	2 16	2 75	3 84
2.8x7.0.	2 35	2 83	3 99
2.10x6.10.	2 28	2 92	4 09
3.0x7.0.	2 54	3 09	4 37
Hot Bed Sash Glazed, 3.0x6.0.	---	---	\$2 42
Hot Bed Sash Unglazed, 3.0x6.0.	---	---	92

**OUTSIDE BLINDS.**

Per lineal foot, up to 2.10 wide. \$ --- @ \$0 20  
(Continued on page ix.)

**ELECTRICAL WORK.**

**ELECTRICAL WORK OF EVERY DESCRIPTION.**



**Electric Light Wiring a specialty**

Estimates Furnished for

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

**HIGHEST REFERENCES.**

Incandescent Electric Lamps for use with Batteries.

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

(Successors to Greenfield & Klein.)

39 and 41 ANN STREET, - NEW YORK.

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

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

170 Clinton St. & 58 New Chambers St.

**Moore Bros.,**

**Electric Mechanical BELL HANGERS,**

23 and 25 Dey Street, New York.

**MC CABE & GLIDDON,**

Electric Bells and Annunciators, BURGLAR ALARMS, FIRE ALARMS, Etc. Speaking Tubes, Letter-Boxes, Door-openers, etc. Gas Lighting by Electricity.

No. 1608 BROADWAY, Cor. 49th Street, NEW YORK.

**SMITH, BRIDGE & CO.**

**ELECTRICIANS,**

Burglar Alarms, Call Bells and Electric Gas Lighting,

6 West 14th Street.

**SULLIVAN'S**

**PATENT**

**ELECTRIC DOOR OPENERS,**

Electric and Mechanical Bell Hanger,

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

**FRENCH FLINT TILES.**

General Agency, 13 WILLIAM ST.

Telephone Call, 677 New.

**MISCELLANEOUS.**

**BRICK AND STONE WATER-PROOFING CO.**  
**WATER-PROOFING**

**FOR BRICK, STONE, TERRA COTTA, STUCCO, &c.,**  
**ALSO FOR INTERIOR WALLS.**

The disintegration of stone, the weather-staining of brick work, the crumbling of mortar joints and the efflorescence of salts so very noticeable on most of the finest buildings, **CAN BE PERMANENTLY PREVENTED**, and the buildings kept fresh and clean in appearance, by treating them with the above named process.

This is the only process that will render brick and stone **PERMANENTLY WATER-PROOF** and which will be **ABSOLUTELY COLORLESS AND INVISIBLE**. Its **PERMANENCY** is due to its being a **SOLID COMPOUND, BURNT IN BY HEAT** and is **NOT** a fluid, such as oil or paint.

We are also prepared to clean stained and decayed buildings, or marble and stone in any other form, in a superior manner to any other process, and defy competition.

Brown stone fronts and stoops cleaned and permanently preserved from decay.

Catalogues will be sent or any information furnished, also estimates made on buildings now standing or to be erected, by applying to or addressing the above named Company at its offices,

55 Broadway, Room 43, or 886 8th Av, near 53d St. Elevated R. R. Station

**THE HECLA ARCHITECTURAL BRONZE AND IRON WORKS.**

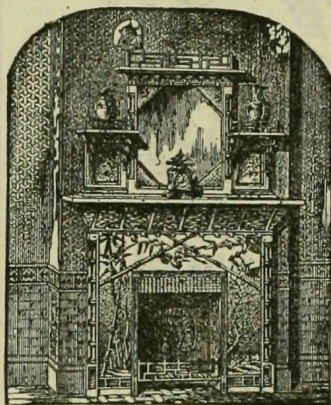
**POULSON & EGER,**

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.

ARCHITECTURAL AND ORNAMENTAL CAST AND WROUGHT IRON WORK OF EVERY DESCRIPTION.



Correspondence with Architects and Builders solicited. Illustrated Catalogue and Price List on application.

**THE PENRHYN SLATE COMPANY**

Is prepared to give estimates on all kinds of Manufactured Slate at very much reduced prices.

Treads and Platforms, Urinals, Blackboards, Sinks, Tanks, Billiards, Tile Wainscoting, Base, &c., &c., of Purple and Green Slate from our well-known Quarries.

A stock of **RED** always on hand, from which we can fill orders for Tile, Base, &c., at short notice

**OUR CELEBRATED MAKE OF MANTELS IN STOCK.**

Address, Penrhyn Slate Co., 50 Union Square, N. Y., or Middle Granville, N. Y.

**FIRE-PROOF FOR WOODEN BEAMS**

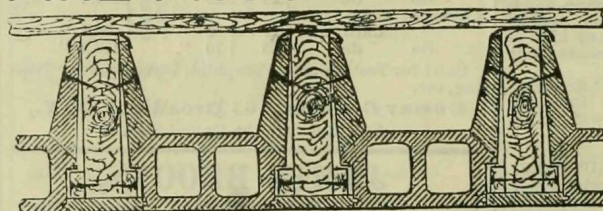
Patented August 8, 1882.

Fire-Proof Tiles for Arches, Partitions and Furring. Also, Tiles for Protecting Wooden Floor Beams against Fire.

Artificial Stone and Rock Asphalt Pavements.

**JOHN J. SCHILLINGER,**

420 East 92d Street, - - New York.



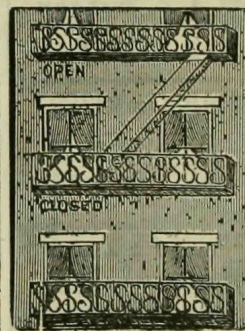
**LADDERS & SCAFFOLDS,**

Step Ladders, Trusses, Flag, Scaffold and Yard Poles.

**CHESEBRO & WHITMAN,**

64th Street, Cor. 2d Av.

Formerly 79th Street.



**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,**

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**EDWIN A. JACKSON & BRO.,**

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**Heat-Saving and Ventilating GRATE.**

The grate thoroughly warms and ventilates my study, 18x28 feet.

STANLEY MATTHEWS (U. S. Supreme Court).

I thoroughly heat at all times my dining-room, 20 feet square, and generally a nursery above of same size in my house on Lenox Hill, with one ventilating grate.

EVERETT P. WHEELER.

I think they will keep the house as warm as any furnace would, unless possibly in the very coldest weather.

HARVEY EDW'D FISK, No. 2017 5th Avenue, New York City.

