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The business situation is somewhat more clouded than it was last week. An uneasy feeling has prevailed in Wall street and stocks have declined; the Coalers very materially. The scheme of the Reading trustees failed to give satisfaction, and unless amended the coal stocks will continue depressed and the whole market will sympathize. The labor strikes have received a check by the resistance offered to the Knights of Labor by the Southwestern Railway companies. Apart from the stock market and the strikes, there is much that is hopeful in the state of business. There is a fair consumption of goods, the mills are all at work, labor is in demand and the building trade never promised better. Real estate brokers have nothing to complain of, for this will be the greatest buying and building spring ever known to the metropolis.

The supplement we publish this week gives the argument of a majority of the Land Transfer Reform Commission, who favor the lot system of indexing. Four weeks ago we published the argument in favor of the block system. It is to be hoped that the Legislature will adopt one or the other, for either would be a great improvement upon the wasteful and complicated system of transferring real estate now in vogue. An eminent member of the bar gives it as his opinion that if this Legislature does not act on the report of the commissioners there is no hope of land transfer reform for many years to come. This important matter is now before the Bar Association, but it is doubtful if that body's action will be helpful to land reform. We are still of the opinion that the true solution is to copy the land laws in vogue in the South Pacific colonies of Great Britain and in the Kingdom of Prussia, as well as other German States. This involves a government or a municipal guarantee of title as per diagram on map. This system is at once cheap, expeditious and certain. Under it there is no necessity for searches, no delay, and only a small fee to be paid, while there is never any doubt as to security of title. There is an agitation for just such a law in England, and it looks as if it will be adopted there before it is here. In the meantime our readers would do well to carefully peruse the document signed by Commissioners Southmayd, Riker, Coggeshall and Strong.

In view of the interest excited by the operations of the Knights of Labor, we publish elsewhere the platform and declaration of principles of that order. The Knights say they have no intention of forming a political party, which is probably true enough, as all that the great bulk of their members really care for is higher wages, better treatment and shorter hours of labor. The mass of the working people in any country have never yet been interested in the so-called reforms put forth in their name by socialist theorists and professional agitators. The English labor unions, which in the past were better organized than those in this country, have never been seduced into taking political action, though often urged to do so. In the Central Labor Union of this city, the most powerful local labor organization, political questions of all kinds are interdicted. In the platform of the Knights of Labor, which we publish, will be found a number of proposed measures, some of which are good, others indifferent, and a few that are bad. There is a leaning towards the Greenback heresy, which would be mischievous were the working classes generally to take that ground. But so far the Knights have not entered the political field, yet no doubt they will attempt to influence the regular party organizations. Their leaders have shown the possession of high qualities, for they have maintained discipline in the ranks of some of the roughest of the working people, and have in hundreds of instances prevented strikes by a resort to arbitration. The organization has three perils to face—violence on the part of its members, a persistence in unjustifiable demands on employers, and a resort to political action. If either of these three mistakes are made, that will be the beginning of the end of the Knights of Labor. But the platform of principles we give are worthy of careful perusal.

Now it is proposed by Senator Daly to elect the Aldermen on a general ticket. This would be an improvement on the present

single district system, but is open to the objection that it would give the Democrats in any ordinary election a unanimous board. A legislative body composed entirely of the members of one party could never be relied upon for good public service. The Republicans who control some seventy to eighty thousand votes in this city would be practically disfranchised. The true remedy for abuse of powers by legislative bodies is the transfer of responsibility and authority from them to executive heads of departments. Boards of Aldermen and legislatures should be shorn of their present power for mischief. The source of all our governmental troubles is the great authority now lodged in irresponsible legislatures composed almost entirely of lawyers without practice or character in their profession.

Henry Labouchere, editor of the London *Truth*, and a leading radical member of Parliament, in a letter to the *Tribune* recently, pays a high compliment to the American Senate. He says it is the ablest debating body in the world. It was, however, some years ago when Mr. Labouchere visited this country. The debates this year are not creditable to our national Senate. Its time has been taken up with discussions respecting office-holding. No President has ever made fewer changes than Mr. Cleveland. Yet, although the vast bulk of office-holders are still members of the Republican party, the Senate, under the leadership of Mr. Edmunds, has spent the best part of its time in badgering the Executive on the subject of appointments. There are vital questions which need to be considered, but they have so far received little or no attention, because of the intense interest of the Republican majority of the Senate in certain office-holders. The course of the Vermont Senator especially has lowered him greatly in the esteem of right-thinking men of both parties.

Cyrus W. Field is making it hot for Governor Robinson and his Council for awarding the bonds of the New York & New England road to a syndicate of his friends for a smaller price than was offered for them by a New York syndicate, composed of Field and his associates. The State treasury lost some \$94,000 in consequence, while the subsequent rise in the market value of the bonds put over \$300,000 into the pockets of the syndicate who were favored by Governor Robinson. The Boston Republican press are unanimous in defending the action of the Governor of Massachusetts, but there can scarcely be two opinions outside of interested circles. The award could only have been made by officials who lacked sense or honesty, and no one believes or says that Governor Robinson and his council are fools. We are not among the admirers of Mr. Field, but if he succeeds in discrediting the officials who made this unaccountable award he will have performed a public service.

The following is the substance of a letter sent to us by an officer of one of the largest corporations in America, if not in the world. For obvious reasons we cannot give the name:

Editor RECORD AND GUIDE:

SIR—It gives me every week a great deal of pleasure to read THE RECORD AND GUIDE. I confess having much confidence in the suggestions contained therein. I am in full accord with your sentiments expressed in the article of last week respecting the Broadway Surface Railroad Company. Every paper seems to recommend the annulment of its charter, without seeming to care at all for the interest of the persons who innocently invested in its securities. In fact some seem to think there are no innocent ones. Permit me to speak on behalf of a lady who bought in July last of Messrs. Vermilye & Co. \$5,000 of its five per cent. first mortgage bonds at a premium of 111, as a good, safe and permanent investment, and who is now very much alarmed. I sincerely trust that the guilty parties be punished, but may the innocent ones be protected.

The above expresses the sentiments of many clear-headed and sensible business men. No one who has any moral sense would champion the cause of Jake Sharp or excuse his conduct, but this wild outcry in the average newspaper of to-day to annul charters granted in accordance with law, and thereby punishing innocent holders of securities, is really an alarming symptom of the times. There is no security for property, if legislatures can punish people for taking advantage of laws which are on the statute book. The temptation for the ordinary editor to advise illegal action when anything goes wrong seems to be difficult to resist. It looks so virtuous to denounce evil-doing, but the suggestions made by the press for correcting an unfortunate state of things have very often a most mischievous tendency.

There is not much in the past history of the cable company promoters to commend. Some of the measures they have taken to accomplish their object showed a want of business sense; and then there is reason to believe that the company has used money in reprehensible ways. But the course of the press towards the cable enterprise is indefensible. If the company succeeds in carrying out its scheme New York city will be greatly benefited. Five cents will give a passenger transfer tickets to ride to any part of the city, and then propulsion by cable insures transit at eight to

nine miles an hour, instead of six to seven as now with the horse-cars. For furnishing this service, under the law the company will pay into the city treasury 3 per cent. of its gross receipts for the first five years, after which it pays 5 per cent. of its gross receipts. All this is provided for by a law which passed in 1884 and was approved by Grover Cleveland. The company has complied with the provisions of that enactment, and we do not see how the Legislature can interpose to nullify a charter or make new conditions after the company has taken the necessary steps to comply with the statute. This cable system, if put into operation, would involve elevated roads as well as cars running on the surface of the streets. New York cannot have too many means of intermural rapid transit,

The fact just made public that the Standard Oil Company had a special contract with the Pacific roads under which it was charged 72½ cents for every hundred pounds of freight, while rival forwarders of oil to the Pacific coast had to pay \$1.20 per hundred pounds, tells the story of how that great monopoly gets the better of its competitors. It has been proved time and again that the New York Central, the Erie and other railway corporations favored the Standard Oil Company in such a way as to enable it to crush out all rivalry. This was before the pipe-lines went into operation. It has always been a mystery why the Standard oil people should be such large holders of railway stocks, but the favorable contracts they have secured explains their interest in the management of those corporations.

Merchants who patronize the railway companies should profit by the experience of the labor unions, and should organize to boycott any railway corporation which gave special rates to the Standard Oil or any other company. Everyone who invests his money in a business enterprise should have a fair show in our transportation system. A refiner of oil may be honest, capable, and have abundant means, yet the Standard Oil Company can ruin him by securing special favors from the railway corporations. This monstrous injustice can only be ended finally by government intervention. There should be a general law punishing by fine and imprisonment the officers of any railway corporation which favored one business interest over another. It is against public policy to permit special rates being charged so that thousands of small traders are ruined to build up a great monopoly like the Standard Oil Company.

### Facts to be Remembered.

The debate in Congress for and against the unlimited coinage of silver will soon begin, and a few facts which bear upon this matter should be borne in mind while the discussion is under way.

At present there is an unlimited coinage of gold. Anyone taking gold bullion to our mints can have it turned into coin. This privilege is denied to the owner of silver bullion. Our government is restricted from coining more than a certain amount, which the Treasury Department must purchase; and the custom has been to have London fix the price of silver bullion.

But it will be urged very plausibly that if we open our mints to the free coinage of silver all the world would ship its white metal to our shores to change it into standard dollars.

The answer to this is that the United States undervalues silver. In the coinage we give more of it for gold than any other nation on earth. The ratio here is 16 of silver to 1 of gold. In France and in Europe generally it is 15½ to 1. In India fifteen ounces of silver will buy one ounce of gold. It is estimated that were France to send her stock of coined silver to the United States it would lose \$160,000,000; Belgium would lose \$14,000,000, Austria \$18,000,000, and India some \$285,000,000. Much more might be said on this head, but nothing can be clearer than that foreign countries will not send their coined silver to this country because we undervalue the white metal in our established ratio.

Nor is there any danger of manufactured silver being turned into coin, for the labor and skill expended upon it makes it far more valuable than silver in the form of coin. A silver spoon, a tea-set, even the bangles girls wear on their wrists, are all worth double, if not treble an equal weight of coined silver.

But it is urged there is the bullion which comes from the silver mines. Let us look at that matter a moment. Last year's silver production was \$115,000,000 at its coinage value. Of this some \$45,000,000 annually goes into the arts, while India takes about \$20,000,000 per annum. This leaves \$50,000,000. If we should coin every ounce of this surplus bullion into standard dollars and continue the coinage for twenty-five years it could be kept at the par of gold all the time. Keeping in view our own history since silver coinage began, and that of France with her immense supply of silver coin, it would be quite safe to predict that our gold reserves would increase proportionately with our coinage of silver.

Then, again, should all this be fallacious and the rest of the world be able to send us silver, it would clearly be to purchase something

—our grain, cotton, or whatnot—and this would be a direct encouragement to trade.

Our readers would do well to keep these facts in mind when they read the wild outcries of our city press on the proposed unlimited coinage of silver.

### Jay Gould's Strike.

It is now clear that the responsibility for the continuance of the strike in the Southwest rests with Mr. Jay Gould. It could have been settled in an hour any time within the past two weeks. But if the despatches from Havana and New Orleans could ever be unearthed, it would be found that Mr. Gould instructed Receiver Brown of the Texas Pacific, and Superintendent Hoxie of the Missouri Pacific, to listen to no overtures; but, if possible, to so manage the difficulty as to set the business community against the Knights of Labor and the strikers. The refusal of Messrs. Brown and Hoxie to arbitrate or even treat with the Knights of Labor settles the question as to who is responsible for the continuance of the railroad disturbance in the Southwest.

It does not follow that Mr. Jay Gould's motives were sinister. He may have thought he was serving the best interests of the country in putting a stop to this mania for strikes. Had the Texas Pacific and Missouri Pacific surrendered to the Knights of Labor, similar demands would have been made on other transportation lines. Undoubtedly the non-success of the employes of those roads has checked the tendency to strike in every department of business. Employers have to thank Mr. Gould for this much. Then, as his past history proves, Mr. Gould is a natural fighter. He takes kindly to quarrels and disagreements until he can settle things on his own terms. This has been his policy in Wall street, and he is endeavoring to beat the Knights of Labor by the same tactics he has so often employed in the street.

Then, again, Mr. Gould may have stock ends to serve. Since last spring he has been a bear on Western Union, notwithstanding his large holding of the stock. He and all the insiders have discouraged any advance in its price for over a year past, and it is known he sold his speculative holding under 70. He doubtless wants more Western Union, but at a lower figure than now obtains, and hence the opportuneness of this strike to depress the stock market. At last accounts it looked as though the labor troubles on the railroads in Texas were about to be settled, but, in any event, the Knights of Labor have lost prestige.

While Socialists of the Lasalle school are preaching State assumption of business enterprises, kings and their ministers, even when passing laws against these theorists, are adopting their principles. Bismarck forced a measure through the Reichstag providing for the aged and indigent poor, and Gladstone is considering many measures to alleviate the lot of the working masses by direct government action. The following statement made by Professor Rossiter W. Raymond shows a further step in the direction of State socialism.

The Kingdom of Saxony, which owned already some of the principal mines in the Freiberg district, has now purchased all the rest, and will establish a central management for the whole district. This will keep the industry alive, by using the profits of the best mines to continue exploring work in mines not now profitable. The State can afford to do this, for it owns the two great smelting works in the neighborhood of Freiberg, and derives from them a revenue which would cease if the product of ore in the district were allowed to stop. Our Freiberg friends are much pleased with the change, and we have not the heart to dissent, though a sound political economy may condemn this State ownership. The ancient and famous mining industry of the district might well reply to such a criticism, as did the invalid who was told that the stimulants with which he was keeping himself alive were "unhealthy," "Death is more unhealthy still!"

If the State can manage railways and a telegraph system, administer successfully a vast post-office department, and sell tobacco as it does in Europe, it may perhaps be able to carry on successful mining enterprises. But how incredible and undesirable would seem this assumption of business enterprises by a government to an old-fashioned Jeffersonian Democrat.

The following is a short speech recently made by Prince Bismarck, on the subject of bi-metallism:

"It was easy enough for irresponsible politicians to carry on an agitation in the matter; but a statesman in his position must act very warily. One thing seemed to him certain—namely, that as long as England especially did not think of joining an international double currency agreement no great advantages would accrue to Germany from being a party to it; and, on the other hand he was not convinced that the benefits promised by the bi-metallists would actually supervene. At the same time if it could be proved to him that double standard would tend to raise the prices of agricultural products, he might possibly advocate its introduction. But meanwhile he could not see his way to doing so."

This utterance bears out the theory of THE RECORD AND GUIDE, that Germany will not remonetize silver until England agrees to abandon the gold standard; the reason being that Germany's only chance of competing with English manufacturing industry is to

keep down prices. Bi-metallism means better prices for everything; but in that case Germany would be at a disadvantage with England, if the latter remained on a purely gold basis. England is not likely to become bi-metallic, because it is the great creditor nation of the world. The working classes may suffer severely, but the bankers and money lenders—indeed, all whose wealth is in available funds—will naturally cling to a currency whose purchasing power is steadily increasing. The money kings in all modern nations are the most powerful class. The gold unit is causing terrible distress in all parts of the commercial world, but it practically is adding every day to the wealth of the wealthiest class, and hence there is no likelihood of a change until the sufferings of the mass of the community becomes intolerable.

### Our Prophetic Department.

CITIZEN—What a shocking state of affairs is brought to light by the recent legislative investigations. One of our Aldermen it seems is a receiver of stolen goods, and our courts, police and District Attorney's office are in league with the criminal classes. I do not say these things are so; but the newspapers do, and the public probably believe them. Yet, were there an election to be held these incriminated officials would all be re-elected, which shows that even if they are corrupt they very fairly represent their constituents. Matters seem to get worse as each decade passes by. If this distressful state of things continues, the gravest consequences to the community may be anticipated. Have you anything to suggest to cure this evil?

SIR ORACLE—Many years ago, before the Tweed ring disclosures, I partly foresaw what was coming, and wrote several articles suggesting a remedy. I pointed out that in China there was a body known as censors, whose business it was to report to the higher authorities the shortcomings or wrongdoings of the minor officials. The censor once figured conspicuously in the politics of ancient Rome. The history of the censorship is a very obscure chapter in the annals of that country, but we know the censors were given authority to combat just such evils as we are troubled with. A censor had the right to set aside corrupt officials. He could disfranchise voters who were bribable and could declare an election void. His powers were arbitrary, and he was practically responsible to no one but the public. Some of the censors became a power in the State, and the great aqueduct of Rome was built by one of them, Appius Claudius.

CITIZEN—But does not our press take the place of the Roman censor?

SIR O.—It tries to do so, but with very indifferent success. The newspapers are only too willing to impute infamous motives to legislators and public officials; but the press is partisan, partial, and some of its representatives are as corrupt as the officials they denounce.

CITIZEN—Can you outline the scheme you proposed?

SIR O.—I suggested that there should be a new order of Knighthood, composed of men and women who were willing to serve the State without compensation or hope of political reward. Representatives of this order were to sit in the gallery of every legislative chamber. They were to take note of every measure that passed, and promptly investigate every suspicious transaction. During the session of Aldermen or Legislature they should issue reports, and designate the Aldermen, Assemblymen or State Senator who were probably corrupt. My plan further provided that Mayors and Governors would have the power to remove any legislator or official who was denounced by the censors. In time there would be a chief censor, who would have the authority to vacate the offices of Mayor or Governor should he prove he was unfit to hold his high office.

CITIZEN—That plan would never work. The person for whom the most ballots are cast for any office becomes, in a republic, the "Lord's anointed." No outsider should be permitted to remove a regularly-elected public functionary.

SIR O.—The censorship would have to grow; at first the efforts of the new order of knighthood would be confined to giving the public the facts about their representatives and executives. There is now no way by which the public can become informed as to the true state of affairs, either in the City Hall or at Albany. The newspapers cannot be relied upon, for they depend upon chance reporters and correspondents who are irresponsible, and generally as corrupt as the legislators whose actions they report. I have known many Albany correspondents in my day, and I do not think their moral status is much in advance of the official body. They are generally poorly paid, and even metropolitan journals permit their representatives to act as clerks of committees, so as to eke out their inadequate salaries. If five good men and true could sit through an Albany session with the intention of reporting the facts at the close, they would have more effect on the public than all the outgivings of the correspondents of the press.

CITIZEN—The fact that nothing has ever been heard of your scheme since you promulgated it shows that it was abortive. The real censor is public opinion,

SIR O.—That is true; but don't you see that my censors would furnish the facts upon which a public judgment could be formed? The difficulty now is that there are more lies than facts in circulation. I still believe the day is coming when a censorship will be established, and when there will be authority put in some hands to "turn the rascals out" of office. We have a very efficient machinery to elect people to office, but we have not devised any plan to turn undesirable officials out of office.

CITIZEN—To change the subject, how does the stock market look to you now?

SIR O.—The prospect is rather blue, it must be confessed. Still, a period of depression in prices is due twice a year—in the middle of the spring and in the fall. In former years these semi-panics were aggravated, if not brought about, by the action of the banks in making currency scarce and charging high premiums for it. But these periodical "scoops" on the market by the banks have been prevented for the last three years by the abundance of gold and silver currency, especially in the form of certificates. The intense zeal of the banks to stop the coinage of the silver dollar is because our present silver policy makes currency so abundant that it is impossible to engineer a squeeze in the loan market. Still, the way in which the reserve in the banks have been melting away, and the large increase of loans, shows that legitimate spring trade has made a drain on the market for currency, which fact has adversely affected the stock market. Then the gold shipments and the unsatisfactory character of the Reading reorganization scheme, as well as the labor strikes, have helped to lower stock values for the time being. I am confident that June will not be reached without seeing higher prices in the market than have yet obtained. But operators cannot expect any such continuous bull market as we had in mid-summer and during last October and November. The general trade of the country is good, and all who are producing needed articles are making money.

CITIZEN—What is there to be said about grain and cotton?

SIR O.—I don't see much in grain, unless there should be a disturbance abroad. There is not too much cereal food in the world, but the people who use the most of it are poor and cannot consume all they wish to do. Were trade to revive, wheat would be a purchase. Then as to cotton, we have, I think, seen the last speculative spurt in that fibre, until it is known what the prospects are for the next crop. I would not advise trading in cotton, but, if forced to show my hand, would prefer to sell rather than buy it.

Arbitration is not the panacea for the labor troubles which some hopeful people think it is. Of course all agreements between employers and working people are in the nature of compromises, and bodies like the Knights of Labor may be useful in settling disputes. But arbitration courts, such as proposed by Governor Hill will prove of doubtful efficacy, for the reason that the decrees of such courts cannot be enforced. A decision might be binding upon an employer who has his money at stake, but it would not be on the workingman who is practically irresponsible. It has been well said that arbitration between nations will never be successful until there is an army and police force to compel the disputants to accept the international court's decisions. A disposition to be fair and to do justice on the part of the employer and workman is better than all the arbitration courts that can be organized.

President Cleveland has begun vetoing bills. It is safe to predict that he will surpass all his predecessors in sitting upon measures endorsed by a majority of both Houses. The present Executive made his reputation in vetoing acts of the New York Legislature. Many of them were, doubtless, justifiable; but whether the reasons he gave were good or bad it made no difference, for the fool-editors of the majority of our newspapers always throw up their hats when a Governor vetoes a bill. Grover Cleveland is a well-meaning but very mediocre sort of official. If he sees any small objection to even a wise public measure, he will put his foot on it, wholly irrespective of consequences. Congress will do a great deal of work this session which will be fruitless, because of President Cleveland's mania for vetoing all measures, good or bad.

Prime Minister Gladstone will perform a wonderful feat if he gets the present Parliament to indorse any kind of home rule for Ireland, together with the purchase of the landlords' right to the soil of that country. To an American looker-on the difficulties in the way seem insurmountable. Mr. Gladstone is, however, a wonderful personality. He will probably be backed by Parnell, also a remarkably astute leader of men. The debates in Parliament will be very exciting as soon as Mr. Gladstone's plans are unfolded.

The fifth annual election for officers of the New York Building Material Exchange will be held at the Exchange room, No. 12 Dey street, on April 12th. Polls open from 2:30 to 3:30 o'clock P. M. We understand that quite a change is contemplated in the body of the ticket, not through any dissatisfaction with the old officers, but simply on the principle of giving "all hands a chance."

### Concerning Men and Things.

The men who make a name in Wall street are something more than mere speculators. They may at times be violent bears, or apparently unreasonable bulls, yet if they stay in the street for several years without being ruined it is a very sure evidence that they have a great deal of horse sense, which would stand them in good stead in other occupations as well as dealing in stocks. To illustrate: the owner and editor of one of the Wall street financial papers, himself a journalist of bright parts and long experience, asked Mr. Woerishoffer what he thought of his paper. "I have read it," responded the great bear, "very carefully, and I have found on the whole, since last summer, that you have generally been right; but you make one mistake which is a very common one. You play only one tune on your street organ. Now it may be an excellent tune, and may please your friends, but an instrument with two tunes would be just twice as good as yours, and if you could play a dozen you would avoid monotony and interest many different kinds of hearers. Reconstruct your organ, my boy; put into it, new combinations, and the more tunes you can play the more people you will find in the street to dance to your music." This was excellent advice—better could not have been given by a trained journalist, yet Mr. Woerishoffer does not claim to be anything more than a street speculator.

Actors have some professional advantages over actresses. Lester Wallack at his own theatre and Dion Boucicault at the Star theatre—the one sixty and the other sixty-three years of age—are both playing, and successfully, the parts of young lovers. Women cannot very well assume youthful characters after they are middle-aged. Madame Ponisi, for instance, was doing the young heroines of the stage as the support to Edwin Forrest at a time when Lester Wallack was a favorite actor in young lover roles. He plays the same line of parts still, while Madame Ponisi has for fifteen years past had to enact old women. However, Madame Celeste played youthful parts when over sixty, but that feat is more easily performed by male actors.

Dion Boucicault is really a wonderful old fellow. The "Jilt," his latest production, is well worth seeing, though it is not up to the mark of some half-dozen or so of his former works. Every act of this new piece has stage devices which, if not new, are very taking. But what possessed Mr. Boucicault to describe his "Jilt" as an exposition of English county aristocratic life. This is pure nonsense. The old families of the county aristocracy would not tolerate penniless Irish adventurers, nor intermarry with dependents brought up in stables. Still the "Jilt" is deftly constructed, and will afford an innocent and pleasurable evening's amusement. Mr. Boucicault's young wife is a handsome blonde, a very fair actress, and she wears one dress which the ladies say is one of the most effective ever seen on the New York boards.

Norman Smith has just received a letter from Mrs. G. L. Lorillard, in which she states that her late husband did not transfer any of the nominations of his horses before his death, which was entirely unexpected. She also instructs him to put the horses in the stable at the "Locusts" into training at once, and that the future disposition of them will be left for further consideration upon her return to New York next month. They are now doing steady work on the half-mile course at the "Locusts," which, by the way, is in excellent condition. Who knows but blue and orange may be seen on the turf this summer.

The Morgan sale was superbly managed, but it charged there was some of the trickery employed which has been so common in sales of paintings and statuary. It has long been the custom to knock down choice paintings at fictitious figures. This advertises the work, and when inquiry is made by bona-fide purchasers they find it can be procured for a somewhat lower figure. It now seems that Mr. Walters never paid \$18,000 for that vase. He made a bid on it before the sale, and was told he could have it for that price if no better bid was made. It seems no one was willing to give more than Mr. Walters, but that did not prevent the auctioneer, so the story goes, from running the vase up to \$18,000. What was the real price for this vase may never be known, nor would the facts have come out were it not that Mr. Walters' name was given for paying a price which he considers preposterous. There may have been more of this kind of management, for the ordinary vulgar millionaire would not object to the public believing that he had paid a very high figure for a picture when his real bid was a reasonable one.

The Horticultural Society, it is reported, are negotiating with the Park Commissioners to take possession of Morningside Park, temporarily, with a view of beautifying the park proper, and holding therein a species of perpetual fair. Of course it would take quite a number of years for the Park Commission to put the Morningside Park into proper shape. In the meantime there would be no objection to leasing it for a term of years to some public spirited society, which would agree to make it an attractive resort. A great deal of improvement is going on in the neighborhood of this park, and were it made an attractive resort, and the Bloomingdale Asylum removed from the vicinity, there would be a wonderful change for the better in the region just north of the park.

Daniel Dougherty, the silver-tongued orator and noted Philadelphia lawyer, is often seen on Broadway. His friends have long urged that the Quaker city did not afford verge enough for a man of his brilliant talents. The papers have lately variously stated that he was about to transfer his residence to New York or Washington. He said yesterday that he had fully determined to open law offices in this city and make it his future home. This will not be until the autumn, however, as he will soon join his family in Europe. His wife was recently received with distinguished honors in

Rome by the Pope. His son, Charles Dougherty, is American Consul at one of the Mediterranean ports.

This noted orator is a man of distinguished appearance. His step is elastic and his eye bright. His English whiskers and superb head of curly hair have become brightly tinged with silver since he made his famous speech, nominating the late General Hancock for the Presidency at Chicago in 1880. Although always a strong Democrat, he has never held public office.

There is rarely an excuse for a man not parting his name in the middle. A lawyer's sign on Walnut street, Philadelphia, bears the name D. Webster Dougherty. The owner of it is the youngest son of the orator and a lawyer of some promise. Why anyone with such a name as Daniel Webster Dougherty should want to disfigure it is inexplicable.

A new *elite* directory is soon to make its appearance in this city. Its projectors are two young society swells who are trying to conceal their identity. They claim to have secured the visiting list of three of New York's fashionable ladies, including Mrs. Astor, and that it will be compiled from them alone. After the name of each gentleman a list of the clubs to which he belongs will be given. After each married lady her maiden name, and, when obtainable, that of her mother. When published there will surely be a howl from those whose names have not been admitted, who think they were entitled to be mentioned among the *elite*, but it will be nothing like that sent up by people who would rather have their pedigree forgotten. The fact is, there are not very many families in this city who can trace any very vast amount of blue blood back more than three generations.

The New York *Star* gives the credit to the *Herald* of furnishing the type upon which the rest of the American press has since been patterned. But really everything that was distinctive in the *Herald* was copied from the London *Times*. It was that great London journal which abolished all distinctions between advertisers by giving all of them equal typographical prominence. The London *Times* also was the first paper to insist on a change of advertisements daily by making no concessions to those who made use of its columns for longer periods. It was Editor John Sterling, of the London *Times*, who had the courage to follow public opinion in all its changes, irrespective of what is known as consistency. The great London paper has been on every side in politics, for it has followed public opinion even when appearing to lead it. The elder Bennett was very sagacious in trimming his sails to the popular breeze, but the present conductors of that paper do not show any political foresight whatever. The great success of the *Herald* as a newspaper in past times was mainly due to Frederick Hudson, its managing editor; for James Gordon Bennett, like his son, spent most of his time in Europe after his paper became prosperous.

It is worthy of note that the newspapers are employing correspondents, who are known by reputation to the reading public. The *Herald* has Justin McCarthy; the *Sun*, William H. Hurlbert; the *Tribune*, G. W. Smalley and, more recently, Henry Labouchere. Then the *Times*, *Post* and *Mail* have excellent news items by cable. Anonymous correspondents no longer carry any weight.

"Rigolo" says that young George Gould is very ambitious and is trying to induce his father, Jay Gould, to make him his sole agent in the care of the railway properties identified with his name. The efforts of the young Gould are directed to severing the relations of his father with Wash. Connor, Morosini, General Dodge, Captain Hayes and the other very able men who form the Gould coterie in Wall street. Young Gould is certainly a good business man, and so far as the public know has behaved with great propriety.

The New York correspondents of the country press are responsible for the circulation of a great many stories which are more piquant than accurate. According to these authorities the principal burlesque actresses spend their time when off the stage in looking up millionaire husbands. These gossips report that the sons of our very rich men delight in sentimental entanglements with the shapely heroines of the footlights. Most of these stories are pure fictions, and some of them have caused real annoyance where the young men thus pointed out have been paying honorable attentions to rich young society ladies. Things have got at such a pass that young men of wealth and position cannot afford to as much as speak to pretty actresses.

### Book Notice.

"Elementary Graphic Statics and the Construction of Trussed Roofs: A Manual of Theory and Practice." By N. Clifford Ricker, Professor of Architecture in the University of Illinois, Fellow of the American Institute of Architects, and of the Western Association of Architects. William T. Comstock, No. 6 Astor place, New York, publisher.

This is a very scientific work on the subject indicated in the title, and it represents the course of study in "Graphic Statics," pursued in the University of Illinois. It is written with the idea of furnishing to students practical as well as theoretical information, and for that purpose the subject is carried into the detail of connecting joints, etc., details usually neglected in text books. It is illustrated with suitable drawings, and will prove a work of great utility.

The Hollis Company (Limited), has just been incorporated with a capital of \$50,000 in five hundred shares of \$100 each, the incorporators being Messrs. Thomas A. Ward, Alfred N. Hehre, Frank McDonough, Ferdinand N. Ewers and George A. Hammel. The object of the company is the purchasing and improving, etc., of real estate in the town of Jamaica, Queens Co., N. Y.

### Home Decorative Notes.

—How many houses do we enter and find the hall bare and cheerless? First impressions go a long way, and it is from a roomy and comfortable hall we gain the feeling that we are in a well-arranged and cheerful home. If one is obliged to economize in space the hall can be furnished and used as a reception-room for all casual guests; a large hall with a fireplace is luxury itself and with the growing fancy for fireplaces, a fancy engendered both by taste and sanitary considerations, the fire-sets have come to be a part of household furnishing that cannot well be dispensed with.

—A very pretty effect is obtained by running a narrow shelf of Moorish fret-work over the top of a doorway and placing upon it quaint jars, jugs, etc. A Mexican water jar or a ginger jar with a few peacock feathers thrust carelessly in it will look well.

—Tiny Roman lamps in brass are for the writing desk.

—A happily-conceived idea for a table-scarf is black surah silk, with each end embroidered with a fanciful design in gold and silver kismet cord; the edges finished with a fringe of narrow ribbon about one inch in width and varying in color. There should be three tiers of ribbons as it were each overlapping the other; for instance, let the first row be seven inches in length, the next five, and the last row three inches, fasten the ends of the ribbon in a point and upon it sew crescents, sequins, etc.

—One of the most astonishing examples of the adaptation of natural materials to ornamental uses is given in the art of the potter. Among recently imported novelties are statue figures in majolica pottery, in costume representation; the brilliant coloring with its shining quality, to which we are most accustomed in vases of this material, is shown in all its gorgeousness.

—Many drawing-rooms have the ornamental lamp on a high brass pedestal.

—The treasures of Japanese art which, during the last few years have been brought within the reach of all people of artistic tastes, have produced a profound impression. Mural decorations, textile fabrics, embroidery, paintings, glazing works in silver, gold, brass and copper, all bear the unmistakable stamp of the Japanese. One may while away a few hours most profitably at the Japanese establishment of Edward Greay, No. 20 East Seventeenth street.

—The hop-vine and dragon figure are among the late and elegant embroidery designs.

—Furniture supplies remarkable instances of changes of taste. Up to half a century ago antique furniture was relegated to the store houses and the most remote corners of the garret; but a change is taking place, and daily searchings for treasures are going on in this part of the old home, and each and every piece of furniture that can be found is heralded with delight and is immediately stationed in a favored spot of the drawing-room. Those who are particularly interested in antiques will find the rooms of Koopman & Co., No. 5 East Seventeenth street, replete with choice pieces of furniture and bits of old silver, each one telling its own interesting story of the past.

—The proper display of draperies in the arrangement for hanging portières, curtains and the like, is one of the most effective forms of decoration that can be indulged in, and has always been popular because it has always been an accessible phase of furnishing. New materials are constantly being introduced by Johnson & Faulkner, of 33 East Seventeenth street. The French tapestry in rich sober hues, brightened with gold and silver thread, makes an elegant curtain. Draperies of double-faced silk chenille are much liked, and present the advantage of equally furnishing two rooms. Highly-prized are the needle tapestries, often with figures or in small foliage and branches with flowers of subdued color. In single-face materials for curtains and portières are plushes and satins in new and beautiful shades.

### The Press and the Legislature.

The writer last week had a conversation with an old journalist, who for many years has been the Albany correspondent of a leading New York daily.

"The members of the Legislature," said the latter, "are in mortal terror of the press. The readiness of the latter to charge every member with being a scoundrel, if he does not vote the way they think he should, is very demoralizing in its consequences. It leads to the presentation of bills, and to the passage of enactments which are clearly unconstitutional. Mr. Low, the other day, proposed a measure to reverse the action of the Aldermen, granting a charter to the Cable Company. He said it was not a just or proper measure, but that the law was presented in deference to the press and the clamor of outsiders. Sure enough it is now found that the law proposed is to amend the street surface general law; whereas the Cable Company derives its authority from the special commission on local travel which antedates the street surface car law."

"Will the Legislature, do you think, take away the franchise of the Broadway road?" asked the writer.

"I do not see how they can," was the answer. "The law was complied with in granting the charter, even if the Aldermen were bribed, and no court would admit that a Legislature has authority to confiscate property which had been legally acquired. Then what assurance it is for a corrupt Legislature to pass judgment upon a suspected Board of Aldermen? The horse-car surface law was passed in 1884, and it is notorious that Jake Sharp favored it. Indeed, it is said that it cost him \$300,000 to get it through the Legislature. Now just think of the Legislature, which was paid to pass a general law so that a Broadway franchise could be granted, undertaking to punish a Common Council for granting the charter which was in view when the general law was originally enacted. I would not be surprised if it was easier to prove that Jake Sharp corrupted the Legislature of 1884 than that he paid money for securing the Broadway franchise from the Aldermen."

"What is your opinion of the Cable Company franchise?" asked the writer.

"There's a pretty hard case. The Cable people have been working at this matter for several years, and have probably spent \$300,000 in preliminary work. Finally they got the sanction of the Common Council, and have complied with every requirement called for by the general law. In passing a general law on the subject the Legislature invited capitalists to put their money into certain improvements. After they have done so, this same Legislature undertakes to impose new conditions and rob them of the money they invested. When the case goes to the courts I think the companies will get the best of their opponents."

"As you have had a long experience in the Legislature, how does the present one compare with its predecessors?"

"They are all about alike," was the reply. "A certain proportion of the members are always open to purchase. The argument of the bribable member is, 'Why should not I profit in enterprises the promoters of which expect to realize large sums?' These rogues in office really think there is an equity in their being considered when there is money in any bill before the Legislature. THE RECORD AND GUIDE is right. Power should be taken away from legislators and lodged in heads of departments and responsible executives."

### Sundry Topics Discussed.

Editor RECORD AND GUIDE:

SIR—Your article in to-day's issue, headed "Hopeful Side of the Labor Troubles," is to the point, and should be copied by every paper published. Labor is entitled to recognition and good wages with reasonable hours, and as long as it is confined within these limits will be sustained by the public.

The business of this country under the eight-hour rule cannot compete with older countries where longer hours and lower wages prevail. We have improved machinery and the producing power is increased; on the other hand, the demand for the product increases in the same ratio. The success of this country largely depends on fair wages and reasonably short hours of labor. You not only decrease the time of the laborer, but, in addition to that, the loss in rent and machinery.

Under the heading of "A New Use for the Elevated Railroads" is an article which in some instances is correct, and in others it is not. Concerning the nuisance of West Washington Market you are undoubtedly right, but to utilize the "L" roads to remedy this evil would be a mistake. The "L" roads never could be used for distributing market products. The cost of transportation to and from the depots to the place of sale would more than double the present cost. The only way by which our markets, as well as the public, can be benefited is by removal. By removing West Washington Market, say to Gansevoort street, the improvements on our water front could be made, and the "disreputable" nest so remedied. What is required is a building in some suitable location, easy of access, to be used as a wholesale market, where dealers can purchase their supplies without difficulty. Then establish a branch on the left of the original market for retail custom.

West Washington Market, when founded, occupied what was then a central location; but business has increased and gradually extended further up town, until the market has now become an out-of-the-way-place. The ground it occupies is also needed for other purposes. Why there should be such a tenacity on the part of the market men and the public to cling to the old spot I am unable to see. It is a well-known fact that all the blockades and obstructions to business is caused by the market traffic. By the removal of the market, West street could be widened, and the needed relief obtained. The business would largely increase, as it is limited by the amount of room within which it is confined.

The trouble so much complained of by fault-finding individuals, who say that they are disturbed during the night by the noise and bustle caused by the transportation of the market products, has little to do with the subject. If people reside in the city they must expect annoyances (if they are so) to exist, and if they wish to rid themselves of these troubles it would be better to move to a more quiet place.

Your views on the feasibility of the Arcade Railroad are very good; you were in favor of having it built ten years ago, and by this time the upper end of the city would have increased to double its present value. If the fares could only be reduced to two or three cents, it would be a great improvement, and could be easily accomplished if the stock was not too heavily watered. I think the true policy would be a reduction of fares so that the public may at once receive the full benefit of the franchise, as if it be sold for any sum even so great as two millions of dollars, it is likely that the money would soon be frittered away by schemes concocted by contractors or corrupt city officials.

G. B. L.

The statement, from insurance sources, that one-fourth of the fires in the United States during the past year were of incendiary origin, while somewhat startling, is suggestive of two points: First, the percentage of persons who are willing to risk the penitentiary for a few dollars must be greater than is generally supposed; and, secondly, as most of the incendiary cases were prompted by a desire to realize on an overinsurance, the practice of overinsuring property must be prevalent among the companies. While it is very wrong for property owners to yield to the temptation to burn their houses for the sake of cheating the insurance companies, it is equally wrong for the insurance companies to put temptation in their way. —*St. Louis Globe-Democrat.*

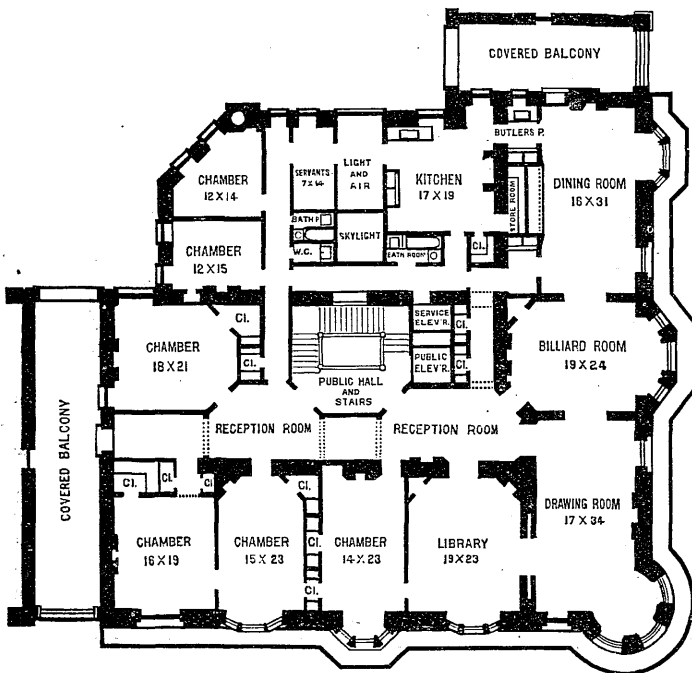
The State of New York, having placed 1,000,000 acres of wood land under the charge of a State Forest Commission, the Commission asks for an appropriation of \$75,000 with which to carry on its work for the present year. The forests over which it has supervision comprise parts of 14 different counties and 135 different townships. The chief danger to be guarded against comes from unauthorized lumbering and wood cutting on the State lands, and from fires kindled by camping parties or by sparks from locomotives, or by the burning over of contiguous private lands.—*Boston Commercial Bulletin.*

### The Central Park Apartment Houses.

This stately group of buildings, that rear their majestic heads overlooking the great park of our metropolis, have been the wonder and admiration of every foreigner who comes to our climes. The rare enterprise and indomitable energy through which these wonderful structures were brought into existence is a flattering tribute to the genius of American capital and workmanship, and is a striking example of the assertion so often reiterated—that in advancement in all the walks of life America is unsurpassed by any of the descendants of the older civilizations.

The exterior of the Central Park apartment houses is well known. Its architecture is pleasing in effect, and contains a hundred features on all of which the eye delights to dwell. But its interior is to most New Yorkers an unexplored field. Those who have had occasion to enter its precincts—either in quest of homes or "on exploration intent"—know how delightful are its arrangements, how conducive to comfort its appointments, and how well ordered its service.

Let us take a glance inside. We will select one of the palatial apartments on the fifth story, of which the following diagram is the plan:



This apartment affords every accommodation conceivable to human comfort and requirements. It contains no less than eighteen rooms, including two bathrooms, etc. Ascending the handsome elevator we step out, and at once find ourselves in the midst of the grand reception hall, from which an entrance can be obtained to all the rooms. This hall is eleven feet wide and seventy feet long. There is a separate elevator for servants, adjoining. Both elevators run during the day and night, without ceasing. The principal rooms are on one side of the apartment, and the others, such as the sleeping rooms, etc., are on the other side. Two reception rooms are first entered on emerging from the elevator. Leaving these we turn into the library, a room twenty-three feet long and nineteen wide. Thence we enter the elegant drawing-room, with its hardwood trim and handsome brass chandeliers. Here a splendid view is obtained of the Central Park, with its thousands of equipages and pleasure seekers, all wending their way "up hill and down dale," looking like so many Lilliputians from that height. Turning from this chamber we come upon the billiard-room, which is twenty-four feet long and nineteen wide, sufficiently large for two tables and other accessories to this pleasure department, if one might so term it, of the modern homes of the wealthy. From this room we turn into the dining chamber, which is thirty-one feet long and sixteen wide. Adjoining this is a butler's pantry, and further on we come to a spacious kitchen, with store-room attached, having all the latest adjuncts to the culinary department which might be wished for by the most fastidious of modern cooks.

Retracing our steps we take a glance at the bedchambers. These are all light and airy. Four of them are quite large, three of the latter overlooking the park. They are from fourteen to eighteen feet wide and from nineteen to twenty-three feet long. Then come the other bedrooms, there being eight in all. Two bathrooms, a laundry, hanging and shelf closets, etc., complete the remaining rooms of the apartment.

The agents, Messrs. Lespinasse & Friedman, state that there are one hundred and sixty-two suites in the eight buildings which comprise the block. They are all rented at from \$2,000 to \$6,000 per annum, with the exception of several of the larger suites on the third, fifth and seventh floors. These handsome living quarters contain rooms of larger size and are better lighted than the majority of residences on Fifth avenue. Indeed, they contain appointments which are superior to most of the mansions on that avenue. All the walls and ceilings of the rooms are decorated in an artistic manner, and contain handsome fire and gas fixtures of special design. The rooms are heated by steam; they have hardwood trim, and electric bells and speaking tubes communicate to every chamber from the servants' apartments. The buildings are thoroughly fire-proof, a fact which has been attested to by the chief of the Fire Department after a thorough inspection.

Another feature of these apartments is that they have two covered balconies, which form a pleasant, shady nook for reading, sewing and quiet recreation during the heat of the summer days and evenings. It may here be added that the entire length covered by each apartment is a frontage of two hundred feet on the streets and one hundred feet on the grand court, which is eighty-five feet wide and no less than three hundred and fifty feet

long. This is lighted at night by electricity, and is a leading feature of these great apartment houses.

Could human ingenuity devise any more delightful quarters to live in? Probably the future may bring forth larger buildings still, but the present generation of New Yorkers have, no doubt, seen the acme of apartment house life embodied in the eight immense structures on Fifty-eighth and Fifty-ninth streets and Seventh avenue which form the group whose appellation stands at the head of this letter.

WANDERER.

### Real Estate Exchange Legislative Committee.

The usual weekly meeting of the above committee took place on Monday last and was largely attended. The members present were Messrs. James M. Varnum, in the chair, Charles Coudert, E. A. Cruikshank, Henry J. Burchell, C. L. Clarkson, James E. Leviness, Geo. W. Van Sicten, W. H. Folsom, William C. Orr, L. J. Carpenter, Charles Buek, D. G. Croly, Wm. Cruikshank, Thos. F. Murtha, Richard Deeves and Ferdinand Fish. The chairman informed the meeting that the Bar Association has passed a resolution referring the communication of the Legislative Committee to that body on Land Transfer Reform to their Standing Committee on the amendment of the law. The latter would shortly hold a meeting, at which it was expected that the Land Transfer Reform Commissioners would attend, and he suggested that Mr. Coudert be requested to represent the Exchange on that occasion. That gentleman consented, on resolution of the committee, to accept the office.

The chairman reported that he and Mr. Dugro had a very satisfactory hearing before the Senate Committee on Land Transfer Reform, which had fixed Thursday for a hearing. In reference to the Assembly the chair reported that Mr. Olmstead had evidently succeeded in convincing some of the members in favor of the block system.

Mr. Carpenter, on behalf of the Committee on City Improvements, reported on the following bills: Senate bill No. 129, which provides that no attachment of electric wires to buildings for a long or short space of time shall be considered to justify a perpetual right to such attachment. The committee deemed the justice of the bill so manifest that they recommended its approval. Senate bill No. 87, which grants the privilege of dumping and storing manure on the property between First avenue and the East River, Ninety-fifth to Ninety-seventh street, the committee considered very injurious to the surrounding property and to the citizens in that locality, and therefore recommend that it be disapproved.

Quite a discussion took place on this measure. Mr. Coudert moved that the measure be referred back to the committee. Mr. Buek said that some place was necessary for the dumping, and that the location named was about as good as any, owing to its being almost uninhabited. Mr. Carpenter thought some other place ought to be chosen, outside of the city limits. Mr. Deeves thought there was a good deal of sentiment in the matter. Mr. Burchell did not quite agree in this. He owned a block just above, and didn't feel quite sure but what the people who lived up that way would be satisfied with the bill. A vote was then taken, when the committee's report was adopted.

The bill for an exterior street on the East River, from Sixty-fourth to Eighty-sixth street, was considered, and Mr. Carpenter reported against the measure, on behalf of his committee, the latter having come to the conclusion that it would cost too much. Mr. Deeves thought it would be of value to the east side, especially if good docks were constructed. As to Assembly bill No. 243, referring to the removal of the Forty-second street reservoir, Mr. Carpenter reported that the surrounding property owners had obtained a decision from the special term of the Supreme Court declaring such an act unconstitutional.

Mr. Fish, on behalf of the Committee on Taxes and Assessments, reported that they had had an interview with Mr. Coleman, and had learned that there was no truth in the rumor that negotiations were pending between the authorities of New York and Brooklyn to adopt a uniform rate as to assessments. He also stated that the committee had collected some valuable information upon which they would report next week. No action had been taken by the committee on the High Buildings' act.

The Committee on Pending Legislation reported a number of bills for consideration, which were referred to the proper committees, after which the meeting adjourned.

### The Brokers' Daily Meetings.

The attendance at the Real Estate Exchange each day keeps up to the average, most of the principal brokers and dealers being present at some time or other during the week. The parcels wanted have not been quite as numerous as during the preceding week. The following is the list:

WANTED.

MARCH 17 LIST.

- 15—Good west side avenue corner for liquor business.
- 16—House to rent, 22 to 25 feet front and dining-room extension. Locality from 36th to 60th street, Park and 6th avenues.
- 17—75x100 feet, between 23d and 53d streets, 4th and 6th avenues; \$150,000.
- 45—Want private house in neighborhood of 30th street, Madison to 3d avenue; \$15,000.
- 46—Good builders, for choice plots, west side, between 80th and 104th streets, with or without loan; no cash.
- 47—Want private house, 23d to 40th street, Lexington to 7th avenue; \$14,000.
- 48—A nice place at Far Rockaway in exchange for fine new three or four-story brown stone house, between 8th and 9th avenues, near 93d street L station.

MARCH 20 LIST.

- 18—Two three-story houses on west side, below 23d street; not to exceed \$1,500.
  - 35—Private house between Thirty-second and Fifty-ninth streets, Fourth and Sixth avenues, \$30,000 to \$37,000.
  - 36—A hotel at Long Branch or any good watering place.
  - 56—Business property below Spring street, about 500 feet east or west of Broadway, \$65,000 (limited).
- No. 33, Feb. 10 list, withdrawn; also Nos. 1871 to 1875 Third avenue, and two lots, s s 99th street, 125 west of Eighth avenue.

**A Trio of West Side Houses.**

Overlooking the newly-completed Bloomingdale Dutch Reformed Church are the three four-story, high stoop residences built by R. Westbrook Myers, to which we referred in our first article on west side houses under way last fall. They are situated on the north side of Sixty-ninth street, between Broadway and Ninth avenue. They have just been finished, and present a handsome exterior to the passer by. They have carved brown stone fronts, and bear evidences of sound construction. A glance into their interiors shows that the architect has designed them with an eye both to effect and comfort. The vestibule is tiled with marble, the door leading to the hall having a window of cathedral glass. The halls have hatracks and umbrella stands, with large pier glasses. The *foyer* in the centre house is quite an attractive feature. It is in the style which largely prevailed in the old English mansions of a century ago. The staircase is of elegantly carved oak, and leads in a curve directly from the reception room up to the second floor, thus giving a grandiose appearance on entering from the hall. The first floor contains four rooms, dining, drawing, and sitting, besides the *foyer*, all of which communicate with each other by folding doors. A large console of beveled glass confronts one on entering the drawing-room.

The houses are in hardwood trim. The basements are in ash, the first floors in cherry, black walnut and oak, and the second and third floors in olive wood and ash. The two latter stories contain a large front and back bedroom, each having a dressing saloon of its own, with elegant cabinet dressers. The top floor has three bedrooms, one large front chamber and two smaller ones. There are two bathrooms and closets in each house. Every room has tile hearths, with mantels to match. Two of the houses have three-story extensions, and one a two-story dining-room and butler's pantry addition, all having dumb-waiters. The light and ventilation all over the houses is at once apparent, and the improvements which accompany most of our modern-built homes are supplied—such as electrical apparatus, speaking-tubes to every room from the kitchen, register heat, sanitary plumbing, oven, ranges and furnaces, and the like. The neighborhood hereabouts is rapidly becoming built up with residences of this character.

**Knights of Labor Platform.**

PREAMBLE AND DECLARATION OF PRINCIPLES OF THE ORDER.

The alarming development and aggressiveness of capitalists and corporations, unless checked, will inevitably lead to the pauperization and hopeless degradation of the toiling masses.

It is imperative, if we desire to enjoy the full blessings of life, that a check be placed upon unjust accumulation, and the power for evil of aggregated wealth.

This much-desired object can be accomplished only by the united efforts of those who obey the divine injunction, "In the sweat of thy face shalt thou eat bread."

Therefore we have formed the Order of Knights of Labor, for the purpose of organizing and directing the power of the industrial masses, not as a political party, for it is more—in it are crystallized sentiments and measures for the benefit of the whole people, but it should be borne in mind, when exercising the right of suffrage, that most of the objects herein set forth can only be obtained through legislation, and that it is the duty of all to assist in nominating and supporting with their votes only such candidates as will pledge their support to those measures, regardless of party. But no one shall, however, be compelled to vote with the majority, as calling upon all who believe in securing "the greatest good to the greatest number," to join and assist us, we declare to the world that our aims are:

I. To make industrial and moral worth, not wealth, the true standard of individual and National greatness.

II. To secure to the workers the full enjoyment of the wealth they create, sufficient leisure in which to develop their intellectual, moral and social faculties: all of the benefits, recreation and pleasures of association; in a word, to enable them to share in the gains and honors of advancing civilization.

In order to secure these results, we demand at the hands of the State:

III. The establishment of Bureaus of Labor Statistics, that we may arrive at a correct knowledge of the educational, moral and financial condition of the laboring masses.

IV. That the public lands, the heritage of the people, be reserved for actual settlers; not another acre for railroads or speculators, and that all lands now held for speculative purposes be taxed to their full value.

V. The abrogation of all laws that do not bear equally upon capital and labor, and the removal of unjust technicalities, delays and discriminations in the administration of justice.

VI. The adoption of measures providing for the health and safety of those engaged in mining and manufacturing, building industries, and for indemnification to those engaged therein for injuries received through lack of necessary safeguards.

VII. The recognition, by incorporation of trades' unions, orders and such other associations as may be organized by the working masses to improve their condition and protect their rights.

VIII. The enactment of laws to compel corporations to pay employes weekly, in lawful money, for the labor of the preceding week, and giving mechanics and laborers a first lien upon the products of their labor to the extent of their full wages.

IX. The abolition of the contract system on National, State and Municipal works.

X. The enactment of laws providing for arbitration between employers and employed, and to enforce the decision of the arbitrators.

XI. The prohibition by law of the employment of children under fifteen years of age in workshops, mines and factories.

XII. To prohibit the hiring out of convict labor.

XIII. That a graduated income tax be levied. And we demand at the hands of Congress:

XIV. The establishment of a National monetary system, in which a circulating medium in necessary quantity shall issue direct to the people, without the intervention of banks; that all the National issue shall be full legal tender in payment of all debts, public and private; and that the government shall not guarantee or recognize any private bank, or create any banking corporations.

XV. That interest-bearing bonds, bills of credit or notes shall never be issued by the government, but that, when need arises, the emergencies shall be met by issue of legal tender, non-interest-bearing money.

XVI. That the importation of foreign labor under contract be prohibited.

XVII. That in connection with the post-office, the government shall organize financial exchanges, safe deposits and facilities for deposit of the savings of the people in small sums.

XVIII. That the government shall obtain possession by purchase under the right of eminent domain, of all telegraphs, telephones and railroads, and that hereafter no charter or license be issued to any corporation for

construction or operation of any means of transporting intelligence, passengers or freight.

And while making the foregoing demands upon the State and National Government, we will endeavor to associate our own labors.

XIX. To establish co-operative institutions such as will tend to supersede the wage system by the introduction of a co-operative industrial system.

XX. To secure for both sexes equal pay for equal work.

XXI. To shorten the hours of labor by a general refusal to work for more than eight hours.

XXII. To persuade employers to agree to arbitrate all differences which may arise between them and their employes, in order that the bonds of sympathy between them may be strengthened and that strikes may be rendered unnecessary.

**Realty at Albany.**

[From our own Correspondent.]

ALBANY, March 18, 1886.

The Judiciary Committee of the Senate had a long and a final hearing this afternoon on the bill for shortening real estate transfers and changing the system of indexing in the County Clerk's office. Among those who appeared before the committee to discuss the subject were Mr. Olmstead, who pleaded with great pertinacity in favor of the "block" system of indexing, and Messrs. Varnum, Coggeshall and one or two others, including the president of the Real Estate Exchange, who favored the "lot" system. The arguments on both sides are already familiar to readers of THE RECORD. The committee, so far as it indicated its views, appeared to lean toward the "lot" system, with perhaps some amendments. The question has not been discussed in Executive Session of the Committee, and no report will be made until the views of the Bar Association are known, as the committee were told that this association had appointed a sub committee that would meet to-morrow to consider the subject and report at an early day. The bill will not be reported, therefore, before the week after next.

The hearing before the Senate Railroad Committee, yesterday, to discuss the proposition to repeal the charter of the Broadway Railroad drew together a large crowd in the Senate Chamber, a good portion of whom were ladies who were attracted by the expectation of hearing Roscoe Conkling. Mr. Conkling did not speak, however, as the time was all taken up by Mr. Carter, George Bliss and Stephen P. Nash, who appeared in opposition to the repeal. Mr. Carter's argument is very highly spoken of by those who heard it. He maintained that the power of the Legislature to repeal the Broadway charter is extremely doubtful, inasmuch as the charter was not granted by it, but by the Common Council in the exercise of an authority conferred upon it by the Constitution in the first place and subsequently confirmed by a general law of the Legislature. But even if the Legislature had the power, he argued that it would be very dangerous to use it, as it would establish a precedent that would tend to deter capitalists from embarking in corporate enterprises in this State. There never had been in this country, he said, an instance of a Legislature abrogating a charter regularly obtained under its laws, with the exception of one case in Massachusetts. He did not think New York could afford to make a second precedent.

Mr. Bliss confined his argument mainly to an attack on the preliminary report of the Investigating Committee, which he accused of sending forth to the world, in its report, several gross misstatements of facts. The hearing will be resumed on Thursday of next week, when Mr. Conkling is expected to make the closing argument.

The amendments that have been concocted in New York to the Building law were presented in a lengthy bill by Senator Daly, which has been printed for the benefit of all interested in the subject. No action has been taken on, as yet, by the committee.

The Broadway Arcade bill had a hearing before the Railroad Committee in each House this week, and a further hearing will be given next week. A large array of engineers, capitalists and others, appeared in favor of the bill, including ex-Chief Justice Daly, who has made a thorough examination of the company's charter, which has resulted in his conviction that it is valid in all respects and in full force. His argument on this point was conclusive, and dissipated the apprehensions that some friends of the enterprise were led to entertain by the bold declarations of ignorant enemies of the Arcade. There is scarcely a doubt that the bill will have a unanimous favorable report from the Railroad Committee in both Houses.

Assemblyman Shea has introduced a bill providing that owners of real property in the Twenty-third and Twenty-fourth Wards shall be entitled to compensation for damages to their buildings or improvements resulting from changing grades of streets or avenues where such grades are changed by the Department of Public Parks or other competent authority in the following cases: Where the original grade has been established by the Board of Trustees of the town of Morrisania, or by commissioners appointed by Chapter 841 of the Laws of 1868, or by commissioners appointed by act of the Legislature. And any case where a street or public place has been regulated or graded, in conformity to Chapter 811, prior to January 1, 1874, and the expense thereof assessed on owners of adjoining and benefited property, the cost of such regrading shall be borne by general assessment on all the property of the city.

Mr. Shea also introduced a bill, which has gone to print, authorizing the Park Commission to alter the map of the Twenty-fourth Ward by changing Brookline street from its intersection with Marion avenue to its terminus at or near King-bridge road, as shall be deemed best for the public interest by the commission.

Assemblyman Lindsay's bill authorizing the use of vitrified pipe in plumbing and drainage where the owner of a new building desires it, was favorably reported by the Citizens' Committee yesterday, Messrs. Hamilton, Lyon and Allen dissenting. The Board of Health in both Brooklyn and New York has protested against its use.

Alderman Van Rensselaer came before the Cities' Committee of the Assembly to-day and presented the objections of that body against Pelham Bay Park. The poverty of the city was the burden of his argument. As the Aldermen are not in very good odor here just now, Mr. Van Rensselaer did not have great weight. There will be a hearing next week on the whole subject of new parks, *apropos* of Mr. Hamilton's bill to eliminate Pelham Park from the system.

A brochure, entitled "Light on the Silver Question," has been published, and is by all odds the best presentation of the bi-metallic side of the controversy we have yet seen. It is in the form of a conversation between a merchant and a lawyer. The former asks the latter to sign a petition against the coinage of silver dollars. The whole ground is gone over, and the lawyer finds no difficulty in proving that silver coinage is an excellent thing. The name of the author of this work is not given, nor is the place of publication made known, but if our readers should see it on any news-stand they would do well to purchase and study it.

William J. Cole, real estate broker, of No. 111 Broadway, is the latest applicant for annual membership in the Real Estate Exchange. He is proposed by Sinclair Myers and seconded by Philip Smyth.

### Brooklyn Matters—Building Lot Sales—Title Insurance.

The elevated roads in Brooklyn have already given a decided impetus to real estate in the outskirts of Brooklyn. A vast number of building lots will be at once brought into the market and find a ready sale. Numbers of land and improvement companies have been organized and competition between them and their respective districts will keep prices within bounds. Such enterprises are greatly promoted now by the system of insurance of title. The whole tract is examined by the Title Company, and every purchaser's title is insured by it at the seller's expense. This saves annoyance and costs to the purchaser and brings the seller a better price for his lots. The Title Guarantee and Trust Company has already opened an office in the Garfield building, Brooklyn, to better meet the wants of that city. The advantages of title insurance in building lot sales, in building operations, and generally to wipe out the waste of constantly duplicating the examination are very apparent.

### Contract Work.

Editor RECORD AND GUIDE:

You are so almost invariably in the right on the various subjects treated of in your paper that I have often marveled at your uniform good judgment, but I think there are some fallacies contained in the article in your issue of February 27th, under the head of "The New School House."

You do not seem to see any advantages to the city in the bulk bid form of contract.

As a builder, perhaps I can give you some insight into the other side of the question; at any rate, believe me, I am honest and disinterested in my way of thinking.

In the first place, you say it is cheaper to divide the work under its several heads—of mason, including plumber; and carpenter, including painting and tinning.

A mason often has a contract for mason work only, yet sees his fair but only anticipated profit swiftly and surely melting away on account of delay and want of co-operation on the part of the carpenter, and I have no doubt the carpenter has to stand a loss instead of enjoying a gain just as frequently on account of a mason's want of good business methods.

In the bulk contract, on the other hand, the mason, if he tenders the bid, has taken good care to have as sub-contractors only the very best of men, and those that he well knows will not put him in jeopardy, either as regards poor work, failure to be done in time, or who are not responsible pecuniarily.

In the divided contract case, the mason not knowing to whom will be awarded the carpenter contract, and fearing some man will get it who is not fully capable of bringing the work along in accord with his, and so delaying and creating extra expense on the mason's part, he will, in making an allowance to cover these contingencies, add on a certain amount more than would be necessary if he had a carpenter of his own choosing—a man who has worked with him perhaps for years and whom he knows all about.

In the present way of contracting with one man for the whole job, the mason or carpenter can make his estimate very close, knowing that there will not be any extra expense fall on him by reason of poor sub-contractors; and then another very important point is, that all the other contractors being subject to one, that one will take good care to see that they have their several kinds of work done in time so that no needless expense shall fall on him, who is responsible for the whole.

In the divided contract each contractor is independent of the other with no directing head. Endless confusion and trouble is the result, and of course must be calculated and allowed for by each in making up his estimates.

These divided contracts, in arbitrarily linking men in work together, reminds one of the mule and bull team of the small Virginia farmers. One is all horns and push, the other all kick and back action.

It has always been my experience that a building can be built cheaper and better and more value given for the money when there is one good responsible contractor. Especially do my views hold good now, when there is so much new work to be done. The architect is, as you will say, poorly paid and overworked, and it would be a physical impossibility for him to watch the work and harmonize the endless disputes sure to arise between so many contractors independent of each other.

I trust you will give this letter a place in your paper, as it will, I am sure, express the opinions of so many of your friends and readers among the masons and carpenters.

WM. L. CROW, 232 West 131st street.

### Law Department.

#### THE COAL-HOLE CASE.

##### LIABILITIES OF TENANTS AND OF LANDLORDS.

Mrs. Wolf stepped on and into a coal-hole in the sidewalk on Third avenue, New York, in front of premises belonging to Messrs. Kilpatrick, but which were occupied by Mr. McPherson at the time of the accident and for some years before. The coal-hole had been constructed by McPherson under license from the city.

Mrs. Wolf brought this action against the Kilpatricks and the city to recover damages for the injury sustained. The jury rendered a verdict for \$1,700 against the defendants jointly. In the New York Court of Appeals Judge Finch delivered the following opinion:

"The defendants who appeal were shown to be the owners of premises which had vaults for the storage of coal extending under the sidewalk. The plaintiff was injured by a defect in the stone supporting the cover of the opening, which arose while such premises were in the occupation of one McPherson and others who were tenants having entire control of the premises. The defect was not one of original construction, but occurred through the act and interference of third persons engaged in building the elevated railway, and who broke the stone supporting the iron cover so that it turned under plaintiff's weight and occasioned the injury. We do not know at what time prior to the accident the defendants became owners.

"The building and the vault were constructed by McPherson; and, if at the time the appellants were owners and responsible for the work actually done, it is still established that the vaults were built under a permit from the city and in accordance with that license. The coal-hole and its cover were safely and properly constructed and in the usual and permitted manner. The case is not, therefore, within the doctrine of Clifford vs. Dam., 81 N. Y., 52, and the kindred authorities cited by the respondent. In that case no permission or license from the municipality to make the excavation was either pleaded or proved, and the construction of the vaults was an unauthorized wrong and a nuisance, for the consequences of which the owner was responsible irrespective of the question of negligence. There was the same lack of special authority in most of the other cases to which we are referred. Anderson vs. Dickie, 1 Rob., 233; Dygert vs. Schenck, 23 Wend., 446; Congreve vs. Morgan, 18 N. Y., 84.

"Nor is the case one in which the owner or landlord has let the premises when in defective or dangerous condition (Davenport vs. Ruckman, 37 N. Y., 568); for the proof establishes no such ground of liability. The evidence

does not disclose the precise legal relations existing between the occupants and owners. The former were tenants of some kind, although it does not appear that any rent was received or paid to the owners or that the latter were ever in possession at all. On the contrary, Mr. McPherson testified that from the time he built the houses, which was in 1857, to the time of the accident, he had the care and control of the premises both as owner and occupant. So that the recovery must stand, if at all, upon the sole ground that an owner who has constructed vaults under the sidewalk, lawfully and with due prudence and care and transferred possession of the premises, if he ever had it, to third persons without covenant on his part to repair, is liable for a defect in the vault covering which afterward occurs through the interference of a stranger, although he may have had neither notice or knowledge of the defect. The court went so far in the case as to charge that: 'If the plaintiff sustained injury by reason of the defective condition of said coal-hole and without contributory negligence, then said defendants, Kilpatricks, are liable in damages,' to which there was an exception. The court was asked to charge 'That notice of the alleged condition of the coal-hole must have been given to the Kilpatricks before they could be held liable as owners, when the possession was in McPherson' and that 'if McPherson was in the control and care of said premises, and deriving all the benefit therefrom, he alone is liable to the plaintiff.' These requests were refused and the appellants excepted. The basis on which the case was sent to the jury was still more clearly developed in the course of the charge. After stating the liability of the city as founded upon negligence, and involving notice, actual or constructive, of the alleged defect, the learned court added: 'The law is a little more severe with respect to the owners of the premises for whose benefit this hole in the sidewalk has been authorized. It holds them to a stricter liability; a party injured by falling through any coal-hole in the sidewalk is not bound in the case of the owner of the premises to show that the owner had notice that the hole was out of repair. It appears, according to the current of decisions, that the owner of the premises is bound to see that the coal-hole and the cover over it afford just as safe a passage to the wayfarer as any other portion of the sidewalk. Therefore, the question with respect to these defendants who are the owners of the property is simply how much they should be required to pay the plaintiff.

"It may be that the condition of the coal-hole in the sidewalk became a nuisance while McPherson was in possession, and after the stone was broken (Swords vs. Edgar, 50 N. Y. 34); but, if so, the party responsible can only be the person who either creates the nuisance or suffers it to continue. The owners did not create it—that was the wrongful act of strangers. How can it be said that they suffered it to continue, and so failed in their duty, if they had no knowledge, active or constructive, of the defect, and were out of possession and control? That can only be true on the theory that every owner of rented property in New York is bound to watch the sidewalks and coal-holes in front of his premises and protect them against unauthorized trespasses, and is bound to know when such trespass is committed. We are aware of no case which goes so far as that.

"In Swords vs. Edgar, supra, the premises were a pier, upon which the public having business were invited to go, and which became dilapidated, whereby injury arose. That condition was denominated a nuisance, for which, primarily, the lessee in the actual occupation was liable; and he was held to be so liable, independent of any covenant to repair and solely by force of the occupancy. But it was also held that the lessors were liable, and upon the ground that the pier was unsafe when demised, and they took a rent for it in that condition. The whole drift of the opinion shows that the landlord out of possession is not responsible for an after occurring nuisance, unless he is in some manner in fault for its creation or continuance. His bare ownership will not produce that result. It was said in Clifford vs. Dam., supra, that proof of authority from the municipality to build the vault would mitigate the act from an absolute nuisance to an act involving care in the construction and maintenance. In Clancy vs. Byrne, 56 N. Y., 133, it was held that if the premises are in good repair when demised, but afterward become ruinous and dangerous, the landlord is not responsible therefor, either to the occupant or to the public, unless he has expressly agreed to repair, or has renewed the lease after the need of repair has shown itself.

"In the recent case of Edwards vs. N. Y. & H. R. R. Co., 98 N. Y., 248, the circumstances under which the landlord may become liable are very fully considered with the declared result that, 'The responsibility of the landlord is the same in all cases. If guilty of negligence or other delictum which leads directly to the accident and wrong complained of, he is liable; if not so guilty, no liability attaches to him.' It is quite certain then that the plaintiff in this case was bound to establish some fault of omission or commission on the part of the landlord leading to the injury, and barely showing him to be the owner is not enough. There was no fault of commission. That is conceded. There could be no fault of commission unless the landlord was bound to repair the defect, had actual or constructive notice of the defect, or was bound at his peril to discover or remedy it.

"No such duty rested upon him. It was the tenant's duty to repair the stone; it was his neglect which left it unsafe; and the landlord was not shown to be in any respect in fault. The charge made him liable barely from the fact of ownership, and was erroneous.

"The judgment should be reversed and a new trial granted; costs to abide the event."

All the judges concurred, except Judge Miller, absent.

Gradually people will learn, what seems to be generally not known, that the tenant is bound to keep a house and premises in repair without expense to the landlord.

## The World of Business.

### Organized Labor and its Policy.

The man who affects to disregard organized labor is a fool. Whatever it may have been, it is now an important and potential fact. As such, it should be carefully and studiously considered. American labor was never perhaps so thoroughly organized as to-day. With this organization comes power. With power comes responsibility. With responsibility comes danger that if not averted will dissipate its power, destroy its organization and leave its constituents more helpless than ever. The wise workingman understands that no power of organization can maintain or perfect a wrong. The skill and energy that is given to the enforcement of an unjust demand is worse than wasted. A machine cannot run if a cog is misplaced, and the more steam that is crowded on to force it, the swifter and more disastrous the crash that must come. Labor has enough wrongs to right without establishing new ones. Whenever it does start wrong it will be beaten and overthrown as it should be. It should commit itself to no policy without being sure that it is right. Once committed, it should proceed prudently and rationally. Prudence begets courage, and reason begets firmness. It should resort to strikes as a last resort. To violence, never. No spasm of passion, however terrific its force, ever wrought durable good. To reason impartially, to make haste slowly, to proceed regularly, to harmonize all its forces around a definite and invariable policy, to protest clearly, to listen patiently and argue calmly, to execute promptly, firmly and always peaceably—these seem to be the suggestions that labor, restless with the thrill of newly-acquired power, eager and keen under the pulsing of newly-stirred aspirations, should heed most carefully. The wise employer understands that discontented labor, no matter how little he pays for it, is the highest priced labor he can get. No employer of free labor can any more disregard the temper of his men than he can disregard their physical skill or strength. The mechanic who goes to his work cheerfully, puts his heart in his flying fingers and feels that his interests and his employer's are one, is



cheaper in the end, though he costs twice as much in wages than the mechanic who feels that he is underpaid and oppressed and that every motion of his sullen arm enriches his oppressor and cheats himself. It should be the aim of every employer—and more imminently now than ever—to win and to hold the confidence and sympathy of those he employs. He should listen to their complaints, meet every reasonable need they have before it has become a demand, and grant every concession that is just. Beyond this he should not go—and beyond this he cannot be forced to go, except temporarily. When differences arise, between such an employer and his men they are apt to be such as may be settled without serious disturbance. Arbitration suggests itself as the best method of settling such differences. It is the ideal settlement if it is honest and fair. It is certainly better than strife. It costs both sides less than a strike. But arbitration to be potent must be impartial and exact. A decision that is based on principle will stand, though both parties at interest may grumble. A decision that is unjust will work eventual injury though all concerned may smile at its rendering. It is fortunate that the Knights of Labor, the largest organization of workmen ever known in this country, comes to its chosen work with arbitration as its leading principle. The *Constitution* has within the week found this principle a protection to its business, and gladly bears testimony to this effect. It found a committee of men who had sunk personal opinion into the basic principle of their order, and who earnestly sought and found the way of justice, regardless of where it led. This order promises to play an important part in our city and State. Its part will be a good one if it is worked out in honest intention. It will bring untold evils to all classes if it misdirects its energies or prostitutes its power. It should be met in the spirit of fairness and conservatism it has displayed, and should hold public confidence until it deliberately forfeits it. If it starts wrong it will be met with firmness and determination and most assuredly overthrown. The interests it represents and those represented by capital are mutual and interlocked. One prospers with the other—and when one suffers the other is hurt. Capital and labor standing hand and hand in Atlanta, and shoulder to shoulder for Atlanta, can make this city prosperous, happy and great. Arrayed against each other they will paralyze the energies of both. Let every wise and prudent man stand up for this union? Let these two powers that in other cities confront each other sullenly, in Atlanta stand together, one and inseparable?—*Atlanta Constitution*.

### Bismarck's Spirit Monopoly Bill.

A recent measure of Prince Bismarck's, which has evoked a storm of indignation from the liberal element in German politics, has been the Spirit Monopoly bill. It is this bill, in connection with the Polish expulsion measure, which has arrayed the Crown Prince in such bitter opposition to Bismarck. He is reported to be disgusted with the ultra-radical character of these measures and only respect for his father, the Emperor, prevents him from arraying himself in open opposition to the Chancellor. The object of the bill is to enlarge the income of the Empire. Under the present method the tax on spirits yields \$12,500,000, while under the projected scheme Bismarck expects to realize at least \$75,000,000. This is to be accomplished not by raising the existing tax of the mash, from which the raw spirit is to be extracted, or by introducing taxation on the extracted crude spirit, but by establishing State monopoly spirit. The production of raw spirit is to be left to private industry, but the refining and further manipulation of alcoholic products is to be done by the Empire. The aim of the bill is that the quantity of raw spirit fabrication should not be considerably increased. The purchase of all the raw spirit distilled in Germany, of all kinds of spirit from abroad, as well as the wholesale and retail sale of every variety of the same is to be, with a few exceptions, in the hands of the Imperial government, who is to appoint official agents and salesmen. Inn and hotel keepers, keepers of eating houses, coffee rooms, pastry cook shops, managers of clubs, etc., can obtain a license for the sale of spirits without being restricted by the prices prescribed to the official salesman. They have, however, to buy their stores of the official agents. The price to be paid by the government for raw spirits is to be decided by the Bundesrath. It is expected that for some time a considerable portion of this income will have to be applied toward compensating those who will be reduced in income, or lose their maintenance altogether in consequence of the prohibition of selling and refining spirits and manufacturing alcoholic drinks. Retailers are to be compensated by the payment of a sum equal to one and one-half to two fold of the yearly profits, and manufacturers from two to five fold. There are a number of other minor features of the bill, but the above comprises its leading features. It is a question of grave doubt whether the wily Chancellor will succeed in securing the passage of this measure. It has thus far found but few friends, while its enemies are legion. The refiners, distillers, and hundreds of thousands of retail merchants are of course bitterly opposed to it. It also has many enemies among those opposed to monopolies, especially government monopolies. Bismarck fully realizes the danger which besets his scheme; and it is now believed, even by the Catholics, that his ecclesiastical bill was a concession made for the sole purpose of securing their support on his spirit monopoly bill.—*Kansas City Journal*.

### British and American Industry.

The American correspondent of the London *Economist* says that the Chicago, Burlington & Quincy recently placed an order for 10,000 tons of steel rails in Great Britain because the British manufacturers give a guaranty of quality. The same authority says that more orders for steel rails are being placed in Great Britain for the same reason. If this statement is true, and it is made by a careful authority, it raises several reflections. What becomes of Prof. Thompson's boast before the Yale students that the British have come to us to learn to make Bessemer steel machinery? What becomes of Abram S. Hewitt's demand upon Congress for a scientific commission costing \$25,000 to tell good steel from bad? It seems that the British steel makers are not "all in the dark" in this matter. At any rate, if the dark can be illuminated at a cost of \$25,000 a year why should these great industries wait for government to do it? That is no more than the cost of a single press to a newspaper, yet some of these great iron and steel establishments vastly exceed any newspaper in the magnitude of their plant and industry. The Railroad *Gazette* recently stated that the Union Bridge Company of New York had taken a contract for the Hawkesbury bridge in New South Wales away from European bidders. One of the English bidders writes to the *Gazette* that the character of the foundation and not that of the superstructure decided the matter. Our bridge builders may be interested to see what he says:

My firm tendered for a bridge with 263 feet span, against 416 feet spans proposed by the Union Bridge Company. We thus increased the number of piers, and consequently the total cost of the bridge, because larger spans would throw excessive loads on the piers, considering the nature of the river bed. Deducting the normal pressure caused by 114 feet of mud and 52 feet of water, we proposed to put an extra load of 12,700 pounds per square foot on the foundations, the cylindrical piers being filled up solid with concrete. We proposed to excavate the bed of the river by a method used by Bradford Leslie on the Gorai bridge, in India, a boring head or augur cutting a hole some 9 feet diameter, and forcing the mud up the hollow stem of the augur. As the foundations go down 170 feet below high water into uncertain ground, we allowed a large sum for contingencies, a precaution the neglect of which the Union Bridge Company will possibly regret. Our tender was \$500,000 in excess of theirs, but some \$200,000 extra work will have to be done by them as a condition of obtaining the order.—*Springfield Republican*.

The annual statement of the United States branch of the Royal (Fire) Insurance Co., of Liverpool, England, makes an excellent showing. The assets of the company on New Year's day last amounted to \$4,712,899, of which \$2,315,058 was in United States government bonds, \$1,776,301 in real

estate, \$280,211 in cash in banks and offices, and \$290,130 in uncollected premiums. The branch has a surplus of \$2,335,427, or nearly half of the assets. This is an exemplary showing, and proves the high estimation in which the English companies under good management are held.

## Real Estate Department.

The past week has not been quite as active as during the weeks in February. The sales of property during the latter month were, however, phenomenally large, and probably that is why this week shows less by comparison. The business done compares favorably with the same period last year, and as far as the transactions at auction on the Real Estate Exchange go there has been quite a good deal of activity. The parcels offered have not been as valuable as during many of the preceding weeks of the year, but they have been, taking the average, quite as numerous.

On Monday a three-story house on Twenty-fourth street, east of Eighth avenue, sold for \$14,725, and a larger sized four-story house on the same block for \$21,225.

On Tuesday the sales were quite numerous. A six-story tenement with stores, 26 feet front on Eleventh avenue, north of Fiftieth street, sold for \$25,500, and one adjoining, 24.6 front, for \$24,700. The five tenements and stores on First avenue, between Seventy-sixth and Seventy-seventh streets, sold for from \$12,600 to \$17,200 each, among the buyers being John E. Kaughran, the dry goods merchant, who bought two of the buildings. A flat and store on Third avenue and One Hundred and Seventh street sold for \$30,600. The executor's sale of the tenements at Nos. 211 and 213 East One Hundred and Second street resulted in the former being withdrawn and the latter being knocked down for \$15,000. A tenement on Fifty-fifth street, west of Tenth avenue, sold for \$21,800, and a house on Fifty-eighth street, east of Fifth avenue, was knocked down to the plaintiff for \$31,000. Amongst the other properties offered was that of the Bergen Bleaching and Dye Works and Lodi Print Works, New Jersey, which went for \$22,800. The foreclosure of the house No. 338 Lexington avenue was settled.

On Wednesday a house at No. 56 East Thirty-fourth street sold for \$32,600 and one at No. 46 West Twenty-fifth street for \$34,000. The foreclosure sale of three tenements on Forty-seventh street, near Tenth avenue, was withdrawn.

On Thursday the principal sales of the week took place. The parcel in which most interest centred was that known as Read's Ale Brewery, which is situate on Thirteenth and Fourteenth street, running through, just west of Ninth avenue. The property was knocked down to John B. Langdon for \$125,000. The Mulry estate sale attracted a large crowd of investors. Four tenements and two factories on Avenue D and Eleventh street were purchased by James O'Neil for \$67,000. Three tenements and stores on the southwest corner of Broome and Willett streets brought \$65,700. Three tenements and stores on the northeast corner of Tenth avenue and Thirtieth street sold for \$101,900, the corner, which rents at \$6,000, bringing \$43,500, and the inside buildings, which rent for \$4,000, selling for \$29,550 and \$28,900 respectively. Eight three-story dwellings on Twelfth street, east of Second avenue, sold for from \$12,900 to \$13,200 each. No. 477 Ninth avenue sold for \$25,000, and four lots on the northwest corner of Columbia and Jackson avenues, near the Fordham Railroad Depot, went for from \$320 to \$435 each. A house on Seventy-second street, near First avenue, was withdrawn at a bid of \$10,600, and one adjoining was withdrawn also. Amongst the other parcels withdrawn on this day were the five leasehold properties on Tenth street, four tenements on Fifteenth street, a house in Eighty-first street, and four lots on Eighty-eighth street, near Riverside Drive. The sale of No. 152 West Fifty-eighth street was adjourned till April 1.

The auction sales at the Exchange next week will be fairly numerous.

On Monday, March 22, Richard V. Harnett will sell several valuable investment properties, including ten lots on One Hundred and Forty-seventh and One Hundred and Forty-eighth streets, between Seventh and Eighth avenues; two flats at Nos. 154 and 156 East Eighty-seventh street; the store property Nos. 649 and 651 First avenue, and two desirable building lots adjoining; and a valuable plot of ground at Nos. 153 and 155 Goerck street.

On Tuesday, March 23, Richard V. Harnett will sell two lots on Ninety-eighth street, east of Third avenue; the house No. 336 West Fortieth street; the store property No. 583 Third avenue, north of Thirty-eighth street; the iron front building No. 57 Walker street, near Broadway, and the residence No. 35 East Seventy-second street, near Fifth avenue.

On Wednesday, March 24, Mr. Harnett will offer quite a number of valuable investment, business and house properties, by order of executors. He will sell for the estate of Frances Pearsall the brick office and store building on the northwest corner of Cortlandt and New Church streets, known as the "Pearsall Building," and the plot with frame buildings on the southwest corner of Water and Rutgers streets, Nos. 511 to 515 in the former and Nos. 72 to 76 in the latter street. He will also sell for the estate of Edward Pearsall the store property situate at Nos. 130 and 132 Spring street, west of Greene, and by order of heirs several valuable attractive properties on West Forty-fourth and West Forty-ninth streets. These will be important sales, and will no doubt be well attended. At the same time and place Mr. Harnett will offer for sale the handsome residence No. 114 East Thirty-sixth street.

On Thursday, March 25, Richard V. Harnett will sell a fine plot of ground with residence on the northwest corner of Pleasant avenue and One Hundred and Seventeenth street, including grounds, stable, carriage house, etc. Also the brick building No. 55 Columbia street; a lot on Eighth avenue, between One Hundred and Eighteenth and One Hundred and Nineteenth streets, and twenty-four full lots on Pleasant avenue, running from One Hundred and Eleventh to One Hundred and Thirteenth streets. Here is an opportunity for builders.

On Tuesday, March 23, Louis Mesier will sell, by order of the heirs of John Milhau, twenty-five choice and desirable lots situate on the west side of Tenth avenue, Sixty-second and Sixty-third streets. This will bring a

number of lots into the market located in an improving neighborhood. Seventy per cent. of the purchase money can remain for two years at 5 per cent.

On Wednesday next, the 24th inst., John F. B. Smyth will sell quite a number of properties. These comprise the frame buildings and lots at No. 635 West Forty-seventh street; the flat and stores at No. 86 Broome street, adjoining the corner of Columbia street; the valuable store property No. 333 Canal street, which is leased to February 1 next at a good rental, and is situate near South Fifth avenue; two tenements and stores at Nos. 230 and 232 East Twenty-ninth street, rented at \$2,200 each; and the Brooklyn investment property No. 145 Bond street, near Bergen street. All these are desirable parcels of real estate and ought to sell well.

On Thursday, the 25th inst., Fairchild & De Walltearss will sell sixty-one lots and a valuable water front in Long Island city. The property is situate on a block bounded by West Seventh and West Eighth streets and the East River, on which it has a good frontage. The land includes a pier or one-half of a dock already built at the foot of Seventh street and being directly opposite Forty-fifth street, New York city. This is an unusual opportunity for a large firm or corporation to obtain a splendid water front for manufacturing, warehouse or shipping purposes.

On Tuesday, March 30th, John F. B. Smyth will sell the house and lot No. 243 Rivington street, and on Wednesday, the 31st inst., Mr. Smyth will offer at auction the desirable plot, with improvements thereon, situate on the northeast corner of Broadway and Eighty-fourth street. This is potentially valuable property, in view of the vast improvements under way on the west side.

The foreclosure sales announced for next week are both numerous and important. On Monday three four-story dwellings on East Sixty-second and Sixty-seventh streets will be offered to satisfy first mortgages held by the New York Life Insurance Company amounting to nearly \$150,000. On Thursday the three large apartment houses known as the "Strathmore," "Adelphi" and "Newport," on Broadway, Seventh avenue and Fifty-second street, will be sold. There is due to the Seaman's Savings Bank on the first two about \$150,000, and to the Bank for Savings on the "Newport" about \$110,000. On the same day the brick dwelling on the northeast corner of Fifth avenue and Seventy-fourth street will be put up to satisfy a mortgage on which over \$93,000 is due, of which sum over \$12,000 is for interest. This house has been transferred seven times within five years. In 1881 Wm. Van Antwerp purchased the lot for \$110,000, on which he erected a three-story brick dwelling. The house then changed hands several times until in May, 1885, it was conveyed by Mrs. Wm. Van Antwerp to one Richard Combes for \$185,000, subject to mortgages for \$107,000, taxes \$5,000 and other liens. On Friday a lot on the northeast corner of Broadway and Forty-ninth street will be offered. This property changed hands in 1882 for \$35,000. There is now due on the mortgage over \$25,000.

A number of desirable offices are to let in the Real Estate Exchange Building, Nos. 59 to 65 Liberty street. They are especially suitable for real estate agents and brokers and lawyers. The offices can be inspected on application to the manager.

The Mercantile National Bank offers to rent several small offices, singly or in suites, in their building on the corner of Broadway and Dey street, opposite the Western Union Telegraph Company's headquarters.

V. K. Stevenson & Co., as will be seen from our advertising columns, offer eight fine building lots on the northwest corner of Fifty-ninth street and Tenth avenue. The property is situated in the midst of extensive improvements and will be sold on liberal terms.

George B. Christman, the well-known builder, has just completed two five-story brick, stone trimmed, stores and tenements at Nos. 515 and 517 East Thirteenth street. They are together 49.10 1/2 x 86.6 x 103.3 feet, and have accommodations for four families on each floor. This property is for sale at a reasonable figure.

The conveyances and mortgages for the past week show a phenomenally large increase in amount, while the projected buildings continue much larger than during the same period last year. The following are the tables:

CONVEYANCES.			
	1885.	1886.	
	Mar. 13 to 19 inc.	Mar. 12 to 19 inc.	
Number.....	205	292	
Amount involved.....	\$3,605,201	\$5,350,766	
Number nominal.....	39	52	
Number 23d and 24th Wards.....	23	30	
Amount involved.....	\$38,800	\$183,610	
Number nominal.....	9	5	
MORTGAGES.			
Number.....	178	213	
Amount involved.....	\$1,930,042	\$2,184,725	
Number at 5 per cent.....	66	100	
Amount involved.....	\$623,000	\$1,052,296	
Number at less than 5 per cent.....	7	23	
Amount involved.....	\$166,300	\$288,050	
Number to Banks, Trust and Ins. Cos.....	42	33	
Amount involved.....	\$1,020,400	\$448,800	
PROJECTED BUILDINGS.			
	1885.	1886.	
	Mar. 14 to 20.	Mar. 13 to 19.	
No. of buildings.....	81	132	
Estimated cost.....	\$1,247,650	\$1,798,460	

Gossip of the Week.

Adams' Express Company has purchased four properties on the southwest corner of Fourth avenue and Nineteenth street, and on Eighteenth and Nineteenth streets adjoining, comprising a frontage of 131 feet on Fourth avenue and 160 on Nineteenth street and 40x92 on Eighteenth street. The parcel adjoining the "Belvedere," 78x140, was purchased from Alfred W. Hearn; the southwest corner of Nineteenth street, 53x140, from W. L. Skidmore, with 20x92 adjoining on street; and 40x92 on Eighteenth street, 140 feet west of Fourth avenue, from A. W. Hearn. The two plots, 78x140 and 40x92 were leased to Imre & Bolossy Kiralfy in April, 1883, for twenty-one years from May 1, 1884, for \$9,000 per annum, the former plot for \$7,000 and the latter for \$2,000. In June, 1885, the Kiralfy Brothers relinquished the lease, as well as their intention to erect a theatre on the

site. It is understood that the Adams Express Company will shortly commence the erection of an immense structure on the property, which they propose to make their financial headquarters.

C. G. Mitchell has sold twelve lots, eight on the east side of Madison avenue, extending from One Hundred and Fifteenth to One Hundred and Sixteenth street, and four lots adjoining on One Hundred and Sixteenth street, for \$80,000 to George F. Johnson.

E. H. Ludlow & Co. have sold for the estate of S. E. Morse the four-story stone front dwelling No. 33 East Twenty-second street, 27x98.9, for \$42,500.

Ruddell Bros. have purchased five lots on the south side of One Hundred and Twenty-second street, between Sixth and Seventh avenues, for \$40,000, for immediate improvement.

Moritz Bauer has sold eight lots, comprising the west front of Eighth avenue, between One Hundred and Eighteenth and One Hundred and Nineteenth streets, to Charles H. Lock, of the firm of W. P. Seymour, for non-residents.

S. De Walltearss has sold for the Drake estate the four-story stone front dwelling No. 7 East Seventy-third street, 21x86x102.2, to H. C. Wilcox for \$45,250.

Samuel Colcord has sold the four-story high stoop brown stone dwelling No. 417 West Eighty-first street, 17x54, and extension, lot 102.2, for \$25,000. Mr. Colcord has sold from the plans four of the seven projected houses on Seventy-first street, between Ninth and Tenth avenues, at prices in the neighborhood of \$50,000.

W. W. Montague has sold the last two of Terence Kiernan's four-story high stoop brown stone dwellings on West Eighty-fourth street, No. 368, 16.8x52x102.2, to Henry Sedley for \$20,000, and No. 370, 18x52x102.2, for \$22,000 to Martha A. Bergi.

F. Reid has sold for S. O. Wright the three-story and basement brown stone house No. 120 West One Hundred and Thirty-first street for \$16,500 to T. F. Northrup; for H. A. Hine the four-story brown stone dwelling No. 143 West One Hundred and Twenty-second street to Chas. Stepath for \$21,000, and for S. J. Wright the three-story brown stone house No. 136 West One Hundred and Thirtieth street for \$21,275.

H. H. Cammann & Co. have removed from their old quarters in Pine-street to No. 51 Liberty street where they have handsome and more spacious offices. Mr. Newbold T. Lawrence has been received into partnership into this well-known firm.

The heirs of the Lussen estate have sold the two three-story brick stores and office buildings on the southeast corner of Nassau and Fulton streets, size 31.2x51.8x31.1x51, for \$135,000 to Dorothea Wolff.

Dr. M. E. Tully has sold the four-story high stoop brown stone dwelling No. 118 East Nineteenth street, 25x60x92, to Mrs. Samuel Johnson for \$30,000; brokers, Barton & Whittemore and Richards & Sause.

Louis Yenne has sold for James O'Hare the five-story brick double tenement and store on the northeast corner of Second avenue and Sixty-fourth street, 25x85x100.5, for \$36,000 to Joseph Kalish.

Stoecker & Whittle have sold for John S. Scott the two five-story brown stone flats Nos. 47 and 49 East One Hundred and Twelfth street, 25x60x100.11 each, to George W. Murray, of Goshen, N. Y., for \$39,000.

Crevier & Woolley have sold for Frank A. Seitz the northwest corner of Manhattan avenue and One Hundred and Fifth street, a Queen Anne dwelling to S. P. Carmichael for \$15,000; also one of the row to Wm. H. Ebbitt and another to E. A. Roome for \$13,000 each. The same firm has sold for William Fearis the house and lot No. 706 Washington street for \$7,600 to Flegenheimer Bros.

J. B. Ketcham & Co. have sold for Mrs. Van Voorhis the two-story basement and mansard roof brown stone dwelling No. 218 East One Hundred and Twenty-eighth street, 18.9x50x99.11, to H. J. Metz for \$7,750.

Messrs. Cotes & Lawrence have sold for James W. Coats three lots on the south side of One Hundred and Fourth street, between Eighth and Ninth avenues, for \$7,500 each, with five feet adjoining at the same rate. The same firm has rented several four-story and basement houses, near Manhattan avenue, from \$1,200 to \$1,400, and report there is a great demand for such dwellings.

Judge Joseph McGuire has sold four lots on the north side of One Hundred and Thirty-fourth street, commencing 475 feet east of Eighth avenue, for \$25,000 cash to Anthony McReynolds for immediate improvement.

Jacob Appell has sold for Charles Wuster the two four-story stores and flats Nos. 238 and 240 Eighth avenue, between Twenty-second and Twenty-third streets, for \$55,000 to William Sawyer.

The congregation of the Twenty-third Street Tabernacle have purchased the Madison Avenue Congregational Church, corner Forty-fifth street, for \$126,000, under contract.

Gillie, Walker & Lawson have sold another of their tenements on the south side of Sixty-third street, 400 feet west of Ninth avenue, this being the tenth sold. The buildings have only recently been commenced.

Foisom Brothers have sold for Joseph A. Monhemier the four-story high stoop brown stone front house No. 144 East Thirty-seventh street, 15x65x100, to Mrs. Frances M. Gibson for \$25,000 cash.

Wilson J. T. Duff has sold for Mr. Corbitt the two-story and basement brown stone house No. 308 East Eighty-fourth street, 16.8x40x102.2, for \$8,000; the two-story and basement brick house No. 228 East Eightieth street for James Killeen to Mr. Clancy for \$7,000; and the five-story brick store and tenement on the northwest corner of Third avenue and Eighty-ninth street for Miss Adelaide M. Davis to Mr. Corbitt on private terms.

M. B. Baer & Co. have sold for Jacob Bookman four lots on the west side of Madison avenue extending from One Hundred and Eleventh to One Hundred and Twelfth street, 201.10x50, to John Curry for \$34,000 for improvement.

Meyer Kahn has purchased the two-story brick stable on the north side of West Third street, 300 feet west of Broadway, 40x75, and the two four-story brick storehouses Nos. 83 Pearl street and 50 Stone street.

Five lots on the south side of Eightieth street, commencing 275 feet west of Ninth avenue, have been sold for \$8,000 each. We hear that they will be improved at once.

Oppenheimer & Metzger have sold five lots on the northeast corner of Tenth avenue and Sixty-third street, 125.5x100, for \$50,000 to Simon Haberman for immediate improvement.

Smith & Carrigan have sold the three-story brick building No. 49 Catharine street, lot 27.3x115, for \$18,000.

S. M. Blakely has sold for Mrs. C. Hirshorn the four-story brick dwelling No. 107 West Forty-third street, 20x55x100, for \$24,000.

F. H. Winton, of Ithaca, New York, has sold four lots on the northeast corner of Second avenue and Ninety-fourth street to David Frank. Broker, Wilson J. T. Duff.

Francis M. Jencks has sold five lots on the west side of Eleventh avenue, 49.11 feet north of One Hundred and Thirtieth street, 124.11x100, to Mrs. Regina Golla, of Brooklyn for \$20,500.

Hy. J. Burchell informs us that the sale of houses on Tenth avenue and Sixty-sixth street, reported last week, did not take place. They have not been sold.

Andrew Powell has sold the last one of the three-story Queen Anne houses erected by W. J. Merritt on the south side of West Seventy-fifth street, between Boulevard and West End avenue, to Emily L. Ferguson.

H. P. De Graaf, president of the Bowery National Bank, has, it is reported, purchased seven five-story brown stone stores and flats on the northwest corner of Second avenue and One Hundred and Twenty-fifth street.

We understand that William J. Gessner has sold the large seven-story brown stone flat on the northwest corner of Park avenue and Eighty-seventh street, 50.4x103x27x83, for \$180,000. Mr. Gessner took a country residence and grounds at Jamaica, L. I., in part payment.

**Brooklyn.**

Messrs. Ridden & Thomas have sold the plot 180x100 on the south side of Penn street, between Wythe and Bedford avenues, to Thomas Saddington for \$11,200; a three-story brick dwelling No. 106 South Second street, 19.8x80, to David Poole for \$5,600; a three-story brown stone dwelling, 20x40x100, No. 88 Taylor street, to Annie Norris for \$3,800; a lot 22 x about 105 on the south side of Keap street, about 127 feet west of Bedford avenue, to James J. Delaney for \$3,500; and a three-story and basement brown stone dwelling, 22x45x100, No. 150 Ross street, to Christian Schwab for \$14,500.

C. H. Murch has sold 23 acres at Smithtown Branch, L. I., to Cecelia Elliott for \$2,500.

W. F. Corwith has sold the house and lot No. 115 Oak street to George L. Smith for \$4,500.

From the following tables it will be seen that both in real estate transactions and in prospective building Brooklyn holds her head well in advance of last year:

CONVEYANCES.		
	1885.	1886.
	Mar. 13 to 19, inc.	Mar. 12 to 18 inc.
Number.....	210	286
Amount involved.....	\$953,921	\$1,391,398
Number nominal.....	49	55
MORTGAGES.		
Number.....	145	197
Amount involved.....	\$414,426	\$692,045
Number at 5% or less.....	52	93
Amount involved.....	\$201,450	\$360,870
PROJECTED BUILDINGS.		
	1885.	1886.
	Mar. 14 to 20.	Mar. 13 to 19.
Number of buildings.....	87	134
Estimated cost.....	\$516,757	\$670,955

**Out Among the Builders.**

Ruddell Brothers intend to build several four-story high stoop stone front private houses on five lots on the south side of One Hundred and Twenty-second street, between Sixth and Seventh avenues.

A. B. Ogden & Son have the plans on the boards for a six-story brick and stone store building to be erected at No. 33½ Stanton street for Fay & Stacom. The dimension will be 24.5½ in front and 29.9¼ on rear x 86 deep. The cost is estimated at \$24,500.

Arthur B. Jennings has the plans on the boards for four four-story and basement brick and stone front private residences, to be built for David S. Brown Brothers on the southeast corner of Seventy-second street and Tenth avenue. They will have a frontage of 23.4 feet each, the corner having a dimension of 30x60. The interiors will contain all the modern improvements, including electrical apparatus and hardwood trim. Their cost has not yet been estimated.

Geo. B. Post is busily engaged in preparing the plans for the large extension to the building of the Equitable Life Assurance Society. The addition will be over eight stories in height, and the present structure is to have its top story removed and have two additional floors added, thus increasing the height as well as office accommodations. The plans will shortly be filed and estimates are being obtained.

The Episcopal School Society intends to build four five-story improved tenement houses on the northeast corner of Seventy-Ninth street and Avenue A. Three will be 30x60 each and one 18x51. The plans are being prepared by John Sexton.

Miss Catherine L. Wolfe is having the plans drawn for a five-story brick and stone front store, 25x100, to be built on the northwest corner of Greene and Spring streets. It will have a freight elevator, etc., and will cost about \$30,000. The architect is J. B. Snook.

Bart. Walther has the sketches under way for two five-story tenements, 25x60 each, to be built on Willis avenue and One Hundred and Forty-fifth street for A. Gareiss, at a cost of \$20,000. They will have stores on the first floor and will front on the avenue.

John Brandt has the plans on the boards for five five-story brick and stone front tenements and stores to be built on the northeast corner of Second avenue and One Hundred and Second street. Four will front on the avenue, three of which will be 25x60 each, and one, that on the corner, 25x71. One will front on the street. The cost to the owner, J. J. Macdonald, is estimated at \$65,000.

The six tenements to be built by James Fettech on Sixty-first street, west of First avenue, are estimated to cost \$120,000. They will be of an improved character.

Simon Haberman will erect at once five five-story flats with stores on the northeast corner of Tenth avenue and Sixty-third street.

**Brooklyn.**

H. Vollweiler is drawing plans for a brick store and flat, 20x60, with stone and terra cotta trimmings on the northeast corner of Vernon and Throop avenues, and six three story brick dwellings, 20x55, on Throop avenue, adjoining, and five three-story brick dwellings, 20x50, on Vernon avenue, for Henry Loeffler, to cost \$90,000, and for six three-story brick dwellings, with marble trimmings, 20x48 each, on Lexington avenue, for Thomas Elson, to cost \$40,000.

Thomas Saddington will shortly commence the erection of nine two-story and basement brick dwellings, on the south side of Penn street, between Bedford and Wythe avenues.

**Out of Town.**

**Greenwood Lake, N. J.**—Mercein Thomas is preparing plans for a two-story frame Queen Anne cottage, 36x52, for George Evans, to cost \$5,500.

**East Buffalo, N. Y.**—The New York Central Sleeping Car Co., of which Dr. W. S. Webb is president, will shortly commence the erection of two immense car-houses and a machine shop on Batavia street, to cost about \$75,000 or more. They will be one-story brick structures, all adjoining each other, one car shop being 500x104, and the other 303x104. The machine shop will be 74x80, and an office will be built in conjunction with the buildings. The plans are being prepared by J. B. Snook, of New York.

**Contractors Notes.**

Proposals for building the Harlem River Bridge will be received at the office of the Harlem River Bridge Commission, Room 73, Cotton Exchange building, Hanover square, until 12 o'clock M. of the 22d day of April next ensuing. The work to be performed will consist of a bridge and approaches extending from the Tenth avenue to Aqueduct avenue, or from points near those avenues, a distance of about 2,373 feet, of which there will be two spans of metallic arches, each span of 508 feet clear width and 90 feet rise, and two abutments of 237 and 340 feet length respectively. The grade of the bridge will be at least 145 feet above mean high water, and its clear passage width 80 feet.

Bids will be received at the Department of Public Works, 31 Chambers street, Room 6, until 12 o'clock M., Thursday, March 25, for furnishing materials and performing work in the erection of a one-story brick office and store-room in the pipe yard at the foot of Twenty-fourth street and the East River.

**Special Notices.**

Amongst the up-town brokers on the west side who are giving a good deal of time and attention to property in that region is Messrs. Cotes & Lawrence, of No. 465 West One Hundred and Fourth street, near the Ninth avenue "L" station at that point. The firm comprises Mr. Walter Lawrence and Mr. Byron S. Cotes, both intelligent and energetic men. Builders who require lots up this way can communicate with them at the above address, or by telephone call, Harlem 170. There is quite a large amount of improved property thereabouts, on which they are well posted. They also do a general real estate business in renting, collecting, etc.

The new firm of Maclay, Davies & Walker has been formed for buying and selling real estate and procuring loans on bond and mortgage. The copartnership of Maclay & Davies, city surveyors and civil engineers, is well known in real estate circles. Mr. W. M. Walker is a son of Mr. Isaac H. Walker, of the Leather Manufacturers' National Bank

Alfred Brumme, whose card appears elsewhere, is well known amongst New York lumber dealers. He has a large assortment at his yards of mahogany, walnut, ash, oak, cherry, whitewood, maple, pine, spruce, hemlock and shelving, as well as pine, walnut and ash flooring and ceiling, etc. His business is both wholesale and retail. His yard is at Nos. 411 to 421 East Twenty-third street, between First avenue and Avenue A.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—Common Hards have on the whole made a very good week. According to anticipation the resumption of navigation on the Hudson opened new sources of supply, and while the first arrivals were a little slow, due time brought in a larger amount, and, on Thursday last some fourteen barge loads were available, beside the receipt from other points. Notwithstanding this comparatively large amount, however, receivers experienced little or no difficulty in securing customers, and the sale was reasonably rapid without greatly disturbing prices, though at the close the feeling seemed to be a shade easier and outside figures more difficult to realize. Haverstraws, so far as reported, brought \$8.50 with few exceptions; Lon Islands \$8.00@8.50, and Jerseys \$7.00@8.00, according

to quality, with Staten Islands now done for the season and no longer quotable. The open weather through which the ice has been broken up was also of great benefit to outdoor work, and the desire to push forward jobs with as much expedition as possible created the demand, through which the offering was exhausted and buyers remain on the market in goodly number. Having, however, satisfied the most urgent wants there is now naturally a somewhat more cautious spirit, especially as the indications point to a continuation of supplies. Manufacturers in the "Bay," it is understood, propose to continue shipments as facilities admit, and preparations have been made to attempt reaching the "Up River" district at an early date. Among this week's arrivals were some 800,000 Pales, all of excellent quality and meeting with prompt sale at \$5.00 per M. As yet we are unable to learn of any actual business in North River fronts, but they are commencing to move and

manufacturers of the best makes talk rather more firmly regarding prices.

**LATH.**—The market has been somewhat unsettled, without any apparent actual gain in tone, though sellers assert an advantage in having prevented a further decided shrinkage. A large amount of stock has come forward within a couple of weeks and seems to have been so handled as to find a place promptly, with a very considerable reduction now made in the quantity offering afloat. Quite a proportion of the trading was done at \$2.35 per M, with some lower and a little a fraction higher, but at the present writing it is rather difficult to fix the exact market rate. On the one side we are told that "\$2.35 can be obtained easy enough, and \$2.40 is expected," and on the other that "\$2.35 is certainly all that could be

realized and \$3.30 would probably be accepted rather than lose a customer." As both stories are probably quite as correct as usual, it would seem a good time to apply the showman's advice to the effect that "you pays your money and you takes your choice."

LIME—Demand continues for about everything offering and the market is reported in good form. There is a great many hints and rumors about the prices this spring but nothing yet of a very tangible character.

LUMBER.—The conditions of the market are un- questionably mending. More stock is going out, and while a portion of this embraces deliveries on previous engagement a great many new purchases are represented and the demand is on the increase. Indeed, as noted last week, a selection of customers can now be made by a great many dealers without much if any detriment to the volume of their business, and while such course may in some cases be at a nominal loss on the rates obtained the ultimate result promises to be of a more satisfactory character. In a general way values are steady, and while certain local influences make a difference in cost in some sections of the city buyers have secured no recent advantages. First hand dealings are of necessity somewhat irregular, but where opportunities for trading have been presented the results are satisfactory and chances for further trading increase rather than diminish. Indeed, broken stocks and the necessity for replenishing become more prominent daily, but not unaccompanied by something of the cautious methods that prevent buyers from submitting readily to a full line of valuation. At the sources of supply a manifestation of strength and confidence is well preserved and the cost of transportation remains full.

Eastern Spruce has been delivered with some freedom since the first of the month and temporarily relieved the wants of a portion of the trade, but by no means entirely filled the gap, and a generally good demand continues. Indeed, for almost anything that can be considered merchantable stock, there is an outlet, the Brooklyn call taking all the small stuff and our local trade the larger sizes, though even some of the New York yards appear to have a place for a little in the way of short and narrow lots. Values have in consequence been very well sustained and it may be considered a steady market at least, though the best customers continue cautious enough to induce resistance to any fuller figures and a refusal to submit to the rates asked by many manufacturers on specials. The prospect for logs is generally good, though not in all cases admitted. We quote at \$15.00@15.50 up to \$17 for random and so on up to \$18 for specials.

White Pine has met with a fair and possibly fuller demand in some instances as local wants commence to increase, but hardly full enough general outlet provided to give the market a really active tone. There is also noticeable a strain of irregularity in the prices named, due in part to the size and character of the accumulation in hand and in a slight degree to competition, as there is a great deal of strife between some of the trade that is of no disadvantage to the buyer. Export parcels are held a trifle firmer in view of a somewhat increased attention given them of late. Advice from the interior are strong and Albany stocks are understood to be held at extreme figures. We quote at \$15.50@19.00 for West India shipping boards; \$25.00@29.00 for South American do., \$12.00@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine is not developing any stimulating feature and occasionally there is a little grumbling to be heard, but nothing out of the ordinary line, and the market is probably no worse than it has been for some time past. Indeed, one large bill has been placed this week and about the usual run of trade orders all at quite as good rate as for some time past and other customers are "looking around" in a promising manner, but the supply balanced the call, and sellers appeared very well disposed to meet the outlet. The effort to organize and work in unison appears to be spreading among manufacturers, and there is a hope of early good results. We quote as follows: Raudoms, \$15@19.50 per M.; Specials, \$19.50@21 do.; Green Flooring Boards, \$30@22; Dry do., \$23@26; Sidings, \$30@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 find a somewhat erratic market on home account. For a day or two demand will be first-rate, then suddenly fall off, and customers must be kept under close watch to secure their orders. On everything of a really desirable character sold, however, former rates were obtained without difficulty and the position remained steady. Ash, cherry and walnut are in favor, and there is a first-rate call still existing for poplar, with not many desirable parcels of the latter to be found. We quote at wholesale rates by carload as follows: Walnut, \$60@110 per M.; white ash, \$33@40 do.; oak, \$30@40 do.; do. quarter sawed clear, \$50@60; maple, \$20@32 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$28@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, } BAY CITY, MICH. }

Meeting a representative lumberman of this city, a Gazette representative inquired, "What is the lumber outlook?" "The lumber outlook on the Saginaw River has not been more auspicious for several years," was the instant reply, "and you can say that our anticipations in regard to trade are of the most buoyant description."

Reports of sales occasionally crop out, notwithstanding the strong disinclination on the part of the sellers to "divulge their business," and leading firms of this city have disposed of several lots during the past week at stiff prices.

There is a leaning to the belief among manufacturers that further demands on the part of labor is not an improbability; such a probability is not a very gratifying consideration; but forewarned is forearmed, and very many employees are being hired by the hour, in order if possible to forestall any such action.

The latest from the Saginaw Valley is as follows:

LUMBERMAN'S GAZETTE, } BAY CITY, MICH. }

The Saginaw Valley lumber market may be said to be extremely firm and lumber ranging from \$1 to \$2 higher than at the close of navigation last fall, and sales are being made very rapidly without any great

amount of bluster. Lumber which sold for \$18 and \$19 last fall is now stiff at \$20 and \$21. A great deal of lumber and logs has changed hands since our last report. Mosher & Fisher have sold nearly 6,000,000 feet to parties East and West, and Chas. H. Bradley has disposed of over 10,000,000 ft. A great deal of lumber still in the log has been disposed of at stiff prices. In order to give the Gazette readers some conception of the magnitude of the business being transacted, the sales of these two parties may be mentioned. Mosher & Fisher have purchased 44,000,000 feet of logs and have sold 20,000,000 feet of lumber since January 1st. They have now a stock of logs for the coming season amounting to 59,000,000 nearly all high-priced. C. H. Bradley has closed contracts amounting to over 60,000,000 feet of lumber thus early in the season, and this with no extraordinary effort on the part of either.

Quite a number of buyers have been on the market during the past week, and on inquiring among holders have found them stiff-backed as regards prices, with no eagerness to sell. This has seemingly astonished some Eastern men, but they have "caught on" to considerable stock at the prices asked.

The Chicago Northwestern Lumberman as follows:

The logging season is evidently nearing the end. Chopping and skidding is about over with, and the loggers are now paying for the hauling to continue good until they can get the crop to water. The advancing sun is giving trouble in some localities by softening the roads during the days, but the cold nights repair such damages. On the whole good work is still being done, and enough logs will get to mill for the good of trade.

The condition of the white pine demand, in its relation to values in the Northwest and at the East, is favorable to a profitable season. The manufacturers in Michigan and Wisconsin are still firm in their holdings on a basis of \$1 to \$2 above last year's prices. On the east shore of Lake Michigan dimension is held at \$9.50 to \$10, and sales have been made for delivery at this port at \$11. The quantity of dry lumber at lake points is small compared to that carried over in former years. It is true that inquiry for stock to be sawed, and purchases of dry lumber at the mills, have not been a marked feature of the condition during the past week, yet there is no anxiety manifest on the part of holders, for they know that yard stocks are being rapidly depleted by shipment and local consumption, and that there will be a call for the dry lumber at the mills as soon as navigation is open.

Whatever may come to trade hereafter, it is evident that thus far it is in a favorable condition. Lumber has been going out of yards in such volume during the past three or four weeks, that already bare foundations are not at all infrequent in all the yards, while considerable areas of bare space are numerous. Everywhere the lofty piles that were to be seen in January have been lowered, and the district has that ragged appearance not often to be witnessed before the first of April. If a correct inventory of stock on hand could be taken to-day, the result would be a surprise to the dealers. Should sales and shipments continue through the month as heavy as they have been thus far since the middle of February, there will be such a reduction of stock as has not been seen for several springs past.

One of the noteworthy conditions of stocks on hand at present is the scarcity of small timbers—4x4, 6x6, 6x8, etc. The call for them is constant, and they are being actively wagoned from yard to yard to supply deficiencies. The result is an advance of prices on stuff that last year was a drug. Small timbers, of the most desirable length, are now selling at \$12 to \$12.50 a thousand. The average price of dimension between yards is now placed at \$11.50 a thousand, \$12 to \$12.50 often being realized on specials.

According to an estimate derived from reports of stock on hand March 1, the probable decrease in yard supply at that date, as compared to a like date last year, was 27,000,000 feet. This substantiates the statement of the dealers that there was a good trade in February.

Stocks of hardwoods on hand in the city yards are large and ample for all immediate requirements. The only exceptions are, perhaps, in whitewood, which is very scarce, in dry walnut culls, and in red oak finishing lumber and quarter-sawed stuff. No one can tell why, but red oak actually seems to be more popular than white oak for inside finish, and often commands a higher price.

LUMBERMAN AND MANUFACTURER, } MINNEAPOLIS, MINN. }

The lumber fraternity are now more cheerful than we have ever known them to be at this season of the year, not so much over the volume of business in hand, but over the exceedingly fair prospect for a big season's work and trade. A vast amount of grain and meat yet remains in the hands of the farmers of the West, and while there is no great foreign demand and these commodities are low, yet the steady demand is bringing a large amount of money into the West, which will largely go into improvements requiring lumber. Stocks can hardly be called fair in sorts or large in quantity, and holders are decidedly firm. We note considerable hesitation in making contracts for future delivery either of logs or lumber. The known heavy log out and the uncertainties of driving make all hands a little nervous. Another circumstance calculated to give firmness to the market is the unexampled demand for pine timber. There has been more pine stumpage sold in blocks during the last six months than there was for the preceding five years, and still the demand seems to increase. Stumpage may now be called a dollar and a-half higher than it was one year ago. This must necessarily carry up the price of lumber.

A number of loggers visited the city during the week from various portions of the pinyeries. All report an unusually favorable time for log hauling. Several report their intended winter cut all on the bank and some that they would exceed it to a large amount. There are but few logs on the waters of the Mississippi for sale. It is now estimated that not to exceed 20,000,000 are on the market. One sale is reported during the week at \$9 in the boom.

METALS.—COPPER—Ingot does not show any noticeable increase of movement, but there is evidence of considerable quiet trading going on, which in connection with moderate and well controlled offerings imparts a firm tone. Advices from abroad are also somewhat stimulating. We quote at 1 1/4c for Lake and 10 1/2c for other brands. Manufactured Copper remains quite steady on price, and though finding somewhat irregular sales appears, as a rule, in satisfactory condition. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 17c. per lb.; do. do., 16 oz. and over 12 oz. per sq. foot, 18c. per lb.; do. do., 10 and 12 oz. per sq. foot, 20c. per lb.; do. do., lighter than 10 oz. per sq. foot,

22c. per lb.; circles less than 84 inches in diameter, 20c. per lb.; 84 inches in diameter and over, 23c. per lb.; segment and pattern sheets, 20c. per lb.; locomotive fire-box sheets, 19c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 16c. per lb.; and Bolt Copper, 18c. per lb. Iron—Scotch pig appears to be rather weak in tone. Holders refrain from any special effort to realize, but the demand is limited, and small allowances are occasionally made to hasten the movements of desirable customers, and especially on parcels to arrive. We quote at \$18.00@20.50 per ton according to size of invoice, brand, etc. American pig undergoes little or no change of an important character, a large amount of stock going out on deliveries and current demand wanting the balance of production, so that no accumulation of stock takes place. Buyers, however, have obtained all the supply they really required, and without paying any addition to the former line of cost. We quote \$18.00@18.50 per ton for No. 1 X foundry, \$17.00@17.50 for No. 2 X do. do., and \$16.00@16.50 for Gray Forge. Old material continues under more or less neglect, and, indeed, there is considerable complaint over the condition of the market, with occasional evidences of a desire to realize on the part of holders. Values in consequence are weak and more or less nominal at the moment. We quote at \$31.00@31.50 for old rails, \$30.50@31.00 for No. 1 wrought scrap, \$16.50@16.75 for old car wheels. Steel rails since our last, have sold with considerable freedom, but the more anxious buyers now appear to be supplied and business has a slower tone. In the matter of values, however, positive strength is shown and manufacturers are really indifferent operators. We quote at \$34.00@35.00 per ton for standard sections at the works. Manufactured Iron has met with a little better call and commanded very good prices as a rule. We quote: Common Merchant Bar, ordinary sizes, at 1.60@1.90c. from store and refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5 1/4@6c., and domestic sheet on the basis of 2.70@3.00c. for common Nos. 10 @16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig after some fluctuation finally slightly shaded last extreme quotations, but on the whole presents quite a steady market at the moment, and a fair average business is doing. We quote at \$4.85@4.90, as to quantity. The manufacturers of lead are firm and quoted: Bar, 5 1/4@5 1/2c.; pipe, 6 1/4c.; sheet, 7 1/4c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. TIN—Pig has found somewhat irregular sale, with rather quiet tendencies of late, but the supplies are so well in hand as to prevent any serious shading on the line of values, especially on small lots. We quote at Straits, 20 1/4@20 3/4c.; English L. & F. at 21 @21 1/2c.; Banca, 22 @22 1/2c., and Billiton about 21 @21 1/2c. on the spot. Tin plates secured about an average jobbing call at steady rates, but there is a better outlet for large invoices, and on a wholesale basis the market had rather a firmer tone. Supplies very fair as a rule, but cokes a little scarce. We quote I. C. Charcoal, third-class assortment, \$4.85@4.87 1/2 for Alloway grade, and \$5.37 1/4@5.50 for Melyn grade; for each additional X add \$1.25@1.50 respectively; I. C. Coke, \$4.85@4.40 for B. V. grade; \$4.50@4.55 for J. R. grade; Charcoal terne, \$4.25@4.45 for Alloway and Dean grades 14x20; \$3.55@3.90 for do., 20x28; Coke terne, nominal for Gais grade 14x20, and nominal for do., 20x28—all in round lots. Splinter in small lots sells to quite a respectable aggregate and the market remains firm at 4 1/2@4 3/4c. for ordinary brands of Western, etc. Sheet Zinc fairly active and steady at 5 3/4@6 1/2c., according to brand, quantity, etc.

AILS.—On the whole business has been a trifle slow and the market without specially noteworthy features. Western manufacturers have not as yet fully settled their differences with workmen, and production is kept down; but the call made upon stock at this point is comparatively moderate and seems to be readily and promptly met at about former rates. There is, however, no crowding or evidences of a desire to force the market. We quote at about \$2.45@2.50 per keg, according to size of invoice.

PAINTS, OILS, ETC.—Business does not improve on any outlet; and there is unquestionably considerable disappointment; still, in the majority of cases, supplies appear to be kept well in hand and owners unwilling to open negotiations where any shading of value is expected. Leads and their products are especially well held. Linseed Oil varies in no important particular, the supply remaining under good enough control to keep prices steady and general demand running fair. We quote at 43@43 1/2c for Western and 43@44c. for City. Spirits Turpentine at the recent advance became very quiet and finally reacted under the neglect, closing weak and unsettled. We quote at 48@49c. per gallon, according to size of invoice.

PITCH AND TAR.—The supply continues to balance the demand to a fair extent and keep the market uniform, but holders commence to talk a little firmer in some instances on the stimulus of advices from primary sources. We quote pitch at \$1.50@1.75 per bbl.; tar, \$1.90@2.05, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 19:

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

RICHARD V. HARNETT & CO.

Broome st, Nos. 115 and 117, s w cor Willett st, 50x100, two five-story brick tenem'ts on Broome st, with corner store, and five-story brick tenem't on Willett st. M. Masterson.....	\$65,700
East Houston st, No. 830, n s, 334 w Av C, 23x80.6, three-story brick tenem't. Henry Waters.....	0,000
Front st, No. 89, e s, 49 1/2 s Gouverneur lane, 23.6x99.6, four-story brick building. Wheeler. (Leasehold.) (Lease expires May 1, 1895; ground rent \$700 per annum).....	10,500
4th st, No. 175, n s, opposite Jones st, 18x54x19.5x46.9, three-story brick dwell'g. J. W. Westerfield.....	8,625
11th st, Nos. 737 and 747, n w cor Av D, 145x75, one four-story and one five-story brick tenem'ts, one two-story and one four-story brick factories on 11th st, and five-story brick tenem't and store on Av D. James O'Neill.....	67,000

Table listing real estate transactions in Brooklyn, N.Y., including addresses, descriptions, and prices. Includes entries for 126th st, No. 307, 126th st, No. 309, 126th st, No. 311, etc.

Table listing real estate transactions in Brooklyn, N.Y., including addresses, descriptions, and prices. Includes entries for In the City of Brooklyn, Messrs. J. Cole, Cole & Murphy, Taylor & Fox, Ridden & Thomas, R. V. Harnett & Co. and T. A. Kerrigan, etc.

Table listing real estate transactions in Brooklyn, N.Y., including addresses, descriptions, and prices. Includes entries for Cannon st, No. 67, w s, 125 s Rivington st, 21x 100x21x, four-story brick store and tenem't, etc.

Table listing real estate transactions in Brooklyn, N.Y., under the heading 'SMYTH & RYAN'. Includes entries for Mulberry st, No. 132, e s, 75 n Hester st, 25x50, three-story frame building, etc.

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 Quiet Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

NEW YORK CITY.

Table listing real estate transactions in New York City, including dates (MARCH 12, 13, 15, 16, 17, 18) and addresses. Includes entries for Allen st, No. 8, e s, 25x87.6, three-story brick dwell'g, etc.

Table listing real estate transactions in New York City, including addresses and descriptions. Includes entries for Great Jones st, No. 29, s s, 459.5 e Broadway, 26.9x100, two-story brick shop, etc.

Norfolk st. No. 48, e s, 125.1 n Grand st, 24.10x 100x25x100, three-story frame (brick front) tenement and two-story brick stable on rear. Louis M. Jones, Hoboken, N. J., to August Ruff. Mort. \$7,000. Mar. 15, 15,250

Nassau st. No. 90, s e cor, and No. 124 Fulton st, 31.2x51.8x31.1x51, two three-story brick stores and office buildings. Contract. Margaret E. Mukeding, Adelaide, Albert, Christopher, George L., Elizabeth, Edward and Henry Lussen and Celia Timmermann, heirs G. Lussen, dec'd, to Dorothea Wolff. Mar. 6. 135,000

Nassau st. No. 21, w s. William H. Gebhard and A. Leinbert, exrs. and trustees F. C. Gebhard, to The Equitable Life Assurance Soc. of U. S. All title. Jan. 11. nom

Pearl st. No. 288, n e cor Beekman st, 25.3x53.4 x25.2x33.4. Annie M. Andariese, widow, Richmond, S. I., to Henry L. Meyer. All title. B. & S. C. a. G. Sub. to annuity. Feb. 26. nom

Pearl st, Nos. 320 and 322, s e s, 57.2 n e Peck slip, runs southeast 74.10 x northeast 16 x southeast 17 x northeast 26.2 x northwest 97.4 to Pearl st, x southwest 43.5, two four-story brick stores and tenements and three-story brick dwell'g on rear. Annie M. Andariese, widow, Richmond, S. I., to Harmanus B. Duryea, Navesink, N. J. B. & S. C. a. G. Feb. 26. nom

Prospect pl, n w cor 42d st, 17.1x54. Louisa J. wife of William Grau and A. U. Dickerson to Walter L. Cutting, exr. Gertrude Cutting. Oct. 27, 1876. nom

Prospect pl, No. 63, s w cor 43d st, 17.1x54, three-story stone front dwell'g. Charles H. Todd to Robert L. Cutting, exr. Gertrude Cutting. C. a. G. Mort. \$8,200 and interest from Nov. 1, 1872. Mar. 11. nom

Prospect pl, No. 68, s w cor 43d st, 17.1x54, three-story stone front dwell'g. Robert L. Cutting, exr. Gertrude Cutting, to Annette wife of John Shannon. Mar. 17. 7,025

Rivington st, No. 241, s s, 85 e Willett st, 20x70, three-story frame (brick front) store and tenement. Morris Franklin to Aaron Rosenblum. Mar. 12. 8,500

Rivington st, Nos. 332 to 336, n w cor Mangin st, 59.7x81.3, two four-story and one five-story brick stores and tenements. John Fath to Heinrich Volz. 1/2 part. Morts. on whole \$18,000. Mar. 15. 11,500

Rivington st, No. 64, n s, 44.2 w Allen st, 22.1x 75, three-story brick dwell'g. John Flynn, Brooklyn, to Mary wife of Charles Brothers. Mort. \$9,000. Mar. 17. 12,500

South st—the bulkhead and water rights lying in front of Nos. 292, 293, 294 and 295. Catharine A. Hedges to The New York, New Haven & Hartford R. R. Co. Feb. 2. 25,000

Stanton st. No. 78, n s, 45 e Allen st, 21x65, five-story brick store and tenement. Robert Moser to Samuel First. Morts. \$16,500. Mar. 16. 21,000

Stanton st, No. 308, n s, 50 e Lewis st, 25x75, three-story brick store and dwell'g. Moses Aufses to Ignatz Schultz. Mort. \$6,000. Mar. 10. 10,500

West st, Nos. 221 and 222, e s, 47.7 s North Moore st, 40.2x58.6x40x57.9, two two-story brick stores. Patrick H. Fay to William Diekmann and Christine his wife. C. a. G. Mar. 17. 27,500

William st, Nos. 57 and 59. William T. Hamilton, exr. R. Jenness, to Henry Offerman, Hoboken, N. J. Correction deed. Feb. 1. nom

Washington st, s e cor Murray st, 26.6x80, two four-story brick stores. Joseph, Daniel, George H. and Thomas J. Thomas, Jersey City, Fanny S. wife of George W. Houser and Margaret E. Thomas to Nettie B. Thomas, Jersey City, in trust for Abraham Thomas, Jersey City. Conveys 6-7 part of so much of said property as was acquired by Mary Thomas by deed from Abraham Thomas. Sub. to annual ground rent of \$12.50. Nov. 21, 1885. nom

Same property. Same to same. 6-7 part of so much of said property as was acquired by Fanny Thomas and ano., exrs. Mary Thomas, by deed of redemption from Peter Bowe, sheriff. Sub. as above. Nov. 21, 1885. nom

Washington st, No. 271, s e cor Warren st, 26.6 x32.8x25.3x41.7, four-story brick store and tenement. Henry Frey to Rudolph F. Rabe, Hoboken, N. J. B. & S. and C. a. G. Sub. to 2 morts. Feb. 24. nom

White st, Nos. 9 and 11, s s, 37.6x100, five-story stone front store. William M. Kingsland, Mt. Pleasant, N. Y., individ. and as exr. and trustee D. C. Kingsland, to William H. Macy. Mar. 11. 85,000

1st st, No. 11, s s, 163.7 e Bowery, 24.6x77x24.8x 80.5, five-story brick store and tenement. Julius Cramer and Rosalie his wife to Henry Kiddle. Mort. \$14,000. Mar. 13. 25,000

5th st, s s. Consent to mortgage. Augustus Van H. Stuyvesant to Johanna Kaiser. Mar. 8.

6th st, No. 728, s s, 318 e Av C, 15x97, five-story brick store and tenement. August C. Hassey to Jacob Rodenberg and Henriette his wife, joint tenants. Mort. \$6,500. Mar. 15. 13,400

10th st, No. 204, s s, 105 e 2d av, 20x26.7, four-story brick dwell'g. Jane A. wife of John Reid, formerly Jane A. wife of Samuel E. Cochran, to Maurice Moore. Mort. \$1,000. Mar. 15. 9,500

10th st, No. 163, n s, 103 w Waverly pl, 25x95, three-story brick dwell'g. John W. Mersereau, Southfield, S. I., to Charles Guntzer. Mar. 12. 12,000

11th st, No. 219, n s, 230.4 e 3d av, 16.8x100,

four-story brick tenement. Robert J. Rosenthal to Henry Barnard. Mar. 4. 16,000

11th st, No. 46, s s, 398.10 e 6th av, 21.8x94.10, three-story brick dwell'g. Almira M. wife of and Frank A. Otis, Bellport, L. I., to John L. Cadwalader. Mar. 12. nom

Same property. John L. Cadwalader to Frank A. Otis, Bellport, L. I. C. a. G. Mar. 13. nom

16th st, No. 427, n s, 219 w Av A, 25x92, four-story brick tenement and three-story brick tenement on rear. Louis Stern to Adam Moran. Mort. \$8,000. Mar. 9. 10,500

17th st, No. 135, n s, 421.8 w 6th av, 22x60, two-story brick stable. George G. King to Frances C. Adams. Mar. 16. 9,500

19th st, No. 440, s s, 275 e 10th av, 25x92, three-story brick dwell'g and two-story brick stable on rear. William Burke, Westchester, N. Y., to John McIlbargy. Feb. 15. 10,000

20th st, No. 342, n e cor 1st av, 24x58, four-story brick store and tenement. Contract. William Purcell to John A. McLaughlin, Jersey City. Feb. 11. 17,000

22d st, No. 259, n s, 281.3 e 8th av, 18.9 x 98.9, three-story brick dwell'g. John Russell to Henry T. Lowndes. Mort. \$6,500. Mar. 12. 13,500

22d st, No. 312, s s, 160 w 8th av, 20x98.9, three-story brick dwell'g. Jennie Caldwell to Charles E. Coddington. Mort. \$9,000. Feb. 24. 13,800

25th st, No. 204, s s, 78.3 w 7th av, 15.6 x 98.9, four-story brick tenement. Foreclos. Jesse K. Furlong to Dinah J. Levi. Sub. to mort. \$8,000 and interest. Feb. 9. 2,900

Same property. Dinah J. wife of Joseph C. Levi to Isidoro Osorio. Mar. 9. 11,900

25th st, No. 321, n s, 575 e 9th av, 25 x 98.9, five-story brick store and tenement and four-story brick tenement on rear. Bernard Gier to Dietrich Ruter. Mort. \$3,000. Mar. 15. 22,800

27th st, Nos. 538-542, s s, 450 w 10th av, 75x98.9, one five-story and two four-story brick tenements, with store in No. 540. James Gilmore, Dunoon, Scotland, Thomas Gilmore and Agnes wife of Adam Beattie, Kilchattan, Isle of Bute, and John Gilmore, Glasgow, Scotland, to Margaret wife of Thomas Crawford, New Brunswick, N. J. 4-5 part. Morts. \$7,000. Dec. 23, 1885. nom

Same property. Margaret wife of Thomas Crawford, New Brunswick, N. J., to Joseph I. West. C. a. G. Feb. 1. 26,750

27th st, No. 101, n s, 60 w 6th av, 20x83.5, three-story stone front store and dwell'g. }  
6th av, No. 455, w s, 114.1 s 28th st, 20x60, }  
four-story stone front store and tenement.  
William Sperr, Jr., to Charles Bernstein. Morts. \$24,000. Mar. 17. 48,250

28th st, No. 329, n s, 325 w 8th av, 25x98.9, four-story stone front dwell'g. Mary A. Smith, Milford, Conn, wife of Edwin P. to Josephine Weiss. Mar. 17. nom

29th st, n s, 290 w 8th av, 22x98.9. Alphonse W. Steinhart, of San Luis Obispo, Cal., to William D. Dubois. 1/6 part. Q. C. February 1. nom

29th st, No. 133, n s, 105 e Lexington av, runs north 98.9 x east 19 x south 48.9 x east 0.6 x south 50 to 29th st, x west 19.6, three-story stone front dwell'g. Morris B. Bronner to Emma J. De Long. Mar. 15. 17,000

29th st, No. 137, n s, 384.8 e 7th av, runs north 48.9 x west 38.1 x north 50 x east 125.11 x south abt 40.11 x southwest abt 53.11 x south 42.10 to st, x west 40.4, three-story brick store and tenement.

Pacific pl, Nos. 2-7, six three-story brick tenements.  
Thomas C. Sloane to William P. Dixon. Mort. \$18,000. Mar. 1. 35,000

30th st, No. 3, n s, 125 w 5th av, 25x98.9, five-story stone front dwell'g. Frank G. A. Thompson, exr. Adelaide Thompson, to Alexander Brown, Philadelphia. Mar. 10. 68,750

30th st, No. 3, n s, 125 w 5th av, 25x98.9, five-story stone front dwell'g. Alexander Brown, Philadelphia, to Isabel B. wife of Henry B. Coxe. Mort. \$46,100. Mar. 11. 68,750

30th st, No. 349, n s, 75 w 1st av, 25x98.9, five-story brick tenement. Charles F. Kremer to Frederick Hildebrandt. Mort. \$6,000. Mar. 15. 17,000

31st st, n s, 204.2 w 6th av, 20.10x98.9.  
32d st, s s, 204.2 w 6th av, 20.10x98.9.  
32d st, s s, 325 w 6th av, 21x98.9.  
44th st, n s, 150 w 5th av, 25x100.5.  
46th st, s s, 200 w 6th av, runs south 100.5 x west 50 x south 18.5 x west 115 x north 18.5 x east 65 x north 100.5 to 46th st, x east 100.  
53d st, n s, 147.9 w Broadway, 50x105.  
4th av, n w cor 76th st, 102.2x80.  
St. Nicholas av, e s, 233.9 s 145th st, 75x100.  
New av, w s, 225 s 145th st, 50x100.  
Chauncey S. Truax to William T. Ryerson and Ira Brown, of Ryerson & Brown. Aug. 10, 1885. nom

33d st, No. 311, n s, 182 w 8th av, 22.8x98.9, four-story stone front dwell'g. Carmen E. Cisneros to Robert E. Walsh. Mort. \$7,000. Mar. 15. 18,000

33d st, No. 411, n s, 162.6 w 9th av, 12.6x98.9, three-story brick dwell'g. Catherine F. wife of and Patrick Donahue to Jane Montgomery and John her husband. Mar. 15. 6,500

38th st, No. 263, n s, 182 e 8th av, 20.6x98.9, four-story brick tenement. Israel Basch to Dorothea wife of Jacob Levy. Morts., taxes, &c. B. & S. July 14, 1882. nom

38th st, No. 269, n s, 120.6 e 8th av, 20.6x98.9, four-story brick tenement. Same to same. Morts., taxes, &c. B. & S. July 14, 1882. nom

39th st, No. 527, n s, 400 e 11th av, 25x98.9, two-story frame dwell'g and two one-story frame

stables on rear. William Rankin to Stacy B. Collins. Feb. 24. 4,750

41st st, No. 510, s s, 200 w 10th av, 25x98.9, one-story frame store and two-story brick stable on rear. John O'Shea to John J. Shea. Mort. \$1,500. Mar. 13. nom

41st, No. 333, n s, 350 e 2d av, 16.8x98.9, three-story stone front dwell'g. Robert L. Cutting, exr. Gertrude Cutting, to Charles C. Bradhurst. Mar. 17. 8,150

42d st, No. 345, n s, 433.4 e 2d av, 16.8x100.5, three-story stone front dwell'g. Robert L. Cutting, exr. Gertrude Cutting, to John Cosgrove. Mar. 17. 8,700

42d st, No. 345, n s, 433.4 e 2d av, 16.8x100.5, three-story stone front dwell'g. Robert L. Cutting, Jr., exr. W. L. Cutting, to Robert L. Cutting, exr. Gertrude Cutting. Morts. \$9,000. Mar. 12. nom

43d st, No. 316, s s, 220 w 8th av, 20x100.5, two-story brick stable. Henry Smith to Chauncey D. Pease. Morts. \$3,000. Feb. 3. 11,250

45th st, No. 445, n s, 225 e 10th av, 25x100.5, four-story brick factory and three-story brick tenement on rear. Herman Hoefler to William E. D. Vincent. Mort. \$12,000. C. a. G. Mar. 15. 20,000

46th st, No. 54, s s, 250 e 6th av, 20x100.5, four-story stone front dwell'g. Kate F. wife of Addison J. Clements, formerly Murphy, to John Early. Morts. \$16,000. Mar. 15. 32,500

46th st, No. 347, n s, 278.6 e 9th av, 19.6x100.5, three-story stone front dwell'g. John Livingston to Samuel T. Reed. Mort. \$10,000. Mar. 15. 19,650

46th st, s s, 325 w 1st av, 100x100.5, one-story frame building, portion of brewery. Gustave S. Boehm to James McElroy. Mar. 16. 16,000

46th st, No. 420, s s, 300 w 9th av, 25x100.4, four-story brick tenement. Peter McCullough, exr. Mary A. C. Green, to Riker R. James. Mar. 17. 12,000

47th st, No. 162, s s, 156.3 e 7th av, 18.9x100.4, three-story stone front dwell'g. Rebecca S. and James P. Lowrey and Mary L. Babcock, heirs John Lowrey, dec'd, to Frederick W. Whitridge. Q. C. Mort. 10. nom

Same property. James P. Lowrey, exr. J. Lowrey, to same. M. \$15,000. Mar. 10. 2,922

47th st, No. 351, n s, 154 e 9th av, runs north 100.5 x east 26.5 x southwest 72.1 to centre of former Verdant or Feitners lane, x southeast 5.6 x south 27.5 to 47th st, x west 21, five-story brick tenement. Charles Gahren to Ferdinand Beinbauer. Mort. \$11,000. Mar. 15. 22,750

47th st, No. 355, n s, 100 e 9th av, 27x100.5, five-story brick tenement. Charles Gahren to Charles E. Wolff. Mort. \$17,000. Mar. 5. 33,500

47th st, Nos. 415-417 W. Party wall agreement. Samuel J. and Edward E. Ashley with Abraham Cohen. Mar. 6.

48th st, No. 444, s s, 200 e 10th av, 25x100, five-story stone front tenement. Mary A. Crowley to Katie Myers. Mort. \$12,000. Mar. 15. 21,750

49th st, No. 222, s s, 346 w 2d av, 21x100.5, four-story stone front tenement. Samuel A. Blatchford, referee, to Bertha E. Kirscht. Sub. to mort. and int. \$11,589. Mar. 12. 9,100

50th st, s s, 175 w 1st av, 20x100.5. Release mort. The Equitable Life Assurance Soc. of U. S., to Zipporah Soria. Feb. 27. 12,000

50th st, No. 412, s s, 200 w 9th av, 25x100.5, five-story brick tenement. Foreclos. Emanuel B. Hart to James McGaviskey. Mar. 12. 21,750

Same property. James McGaviskey to Miles A. Stafford. Mort. \$20,039. Mar. 11. 21,750

50th st, No. 320, s s, 187.6 e 2d av, 18.6x100.5, three-story stone front dwell'g. Charles Foster to Isabella Schweizer. Mar. 1. 12,500

52d st, No. 321, n s, 264.6 e 2d av, 20x100.5, four-story stone front dwell'g. Frederick W. Dieckmann to Moise Kahn and Pauline his wife. Mort. \$5,500. Mar. 15. 13,900

53d st, Nos. 336 and 338, s s, 200 w 1st av, 50x 100.5, two five-story stone front tenements. David W. Epstein to Fanny Sussman. Mort. \$22,000. Mar. 15. 40,000

53d st, No. 236, s s, 210 w 2d av, 20x100.5, three-story brick dwell'g. Jacob Waldheimer to Balthasar Walter. Mar. 15. 15,000

53d st, No. 312, s s, 135 e 2d av, 18x62.7, three-story frame store and dwell'g. Maria I. wife of Alfred G. Sharp, formerly Barr, and Maggie E. wife of Frederick E. Butler, formerly Barr, to William M. Blume. Mort. \$2,500. Mar. 1. 4,600

53d st, No. 118, s s, 281.7 w 6th av, 18.10x100.5, three-story stone front dwell'g. Grenville A. Kissam et al., exrs. Jas. B. Kissam, to Joseph Morette. Mar. 9. 12,600

53d st, No. 309, n s, 119.2 e 2d av, 19.2x100.11, two-story brick dwell'g. Charles Schoettel to Adolph Kerbs. Mar. 16. 7,000

54th st, No. 351 1/2, n s, 68 w 1st av, 12x40.5, two-story frame store and one-story frame rear building. Mary A. wife of Thomas Darcy to William Just. Mar. 13. 3,000

55th st, No. 532, s s, 325 e 11th av, 25x100.5, five-story brick store and tenement. Elizabeth Russell, trustee, and Fred C. Bliss to Charles L. Bucki. Morts. \$17,500. Mar. 15. 24,000

56th st, No. 130, s s, 275 e 4th av, 20x100.5, three-story stone front dwell'g. Robert Lavery to Leopold Boscowitz. Mar. 10. 20,500

57th st, Nos. 477 and No. 880 10th av, begins 57th st, n e cor 10th av, 25x100.5, five-story stone front flat and store on 57th st and five-story brick store and flat on 10th av. John E. Calhoun, of Cornwall, Conn., to Randolph Guggenheimer and Henry Clausen, Jr. Sub. to morts. See 71st st. Mar. 10. 54,500

58th st, No. 424, s s, 301.5 w Av A, 20x100.5, three-story brick dwell'g. Edward Krebs to

Wilhelmina wife of Charles Krieger, Adelheid Krebs and Edward Krebs, Jr. Reserving to grantor the use and income of said premises during life. C. a. G. Mar. 12. gift  
 61st st, s s, 100 e 11th av, 50x100.5, vacant. Foreclos. Henry M. Anderson to Isaac and Simon Bernheimer. Dec. 7. 6,000  
 61st st, No. 535, n s, 275 e 11th av, 25x100.5, five-story stone front flat. Foreclos. Gilbert M. Speir, Jr., to George Gordon. Sub. to mort. \$15,000. Feb. 27. 150  
 61st st, No. 539, n s, 225 e 11th av, 25x100.5, five-story stone front flat. Foreclos. Gilbert M. Speir, Jr., to Fanny K. wife of Ernest H. Crosby and Mary B. Schieffelin. Sub. to mort. \$15,000. Feb. 27. 100  
 63d st, n s, 350 e 10th av, strip 0.6x100.5. The Manhattan Construction Co. to George Kick. Mar. 12. 575  
 63d st. Party wall agreement. The Manhattan Construction Co. with George Kick. Jan. 2. 67th st, n s, 375 w 10th av, 50x100.5, one-story frame shanties and stable. Jacob Bookman to Margaret wife of Thomas Shannon. Mar. 3. 10,000  
 69th st, n s, 200 w 8th av, 100x100.5, two one-story frame buildings. Harriet S. wife of and William G. Hale, Ithaca, N. Y., to John P. Huggins. Morts. \$12,456. Mar. 5. 39,500  
 70th st. Party wall agreement. George C. and Thomas C. Edgar with John T. Farley. May 18, 1885. nom  
 71st st, No. 404, s s, 85 e 1st av, 28x75.3, four-story stone front tenem't. Emma wife of Joseph Harbers, formerly Emma Brenner, Brooklyn, to Henrietta Steiyh. B. & S. Mar. 15. nom  
 71st st, n s, 85 e 1st av, runs south 75.3 x east 28 x north 75.3 to st, x west 28, error. Henrietta wife of Frank Steiyh to Ernst Kaufmann. Morts. \$10,000. Mar. 11. 16,000  
 71st st, n s, 500 w 8th av, 53.6x102.2, three four-story stone front dwell'gs. Randolph Guggenheimer and Henry Clausen, Jr., to John E. Cahoun, Cornwall, Conn. Morts. \$53,000. See 57th st. Mar. 11. 84,000  
 71st st, n s, 589.6 w 8th av, 18x102.2, four-story stone front dwell'g. Randolph Guggenheimer to same. Morts. \$17,000. Mar. 11. 28,000  
 71st st, n s, 500 w 8th av, 53.6x102.2. 71st st, n s, 589.6 w 8th av, 18x102.2. }  
 Release mort. Eliza Guggenheimer to Randolph Guggenheimer and Henry Clausen, Jr. See 57th st. Mar. 11. nom  
 72d st, Nos. 327 and 329, n s, 350 e 2d av, 50x102.2, two five-story stone front tenem'ts. Jerome L. Renner and Emilie his wife to The Co-operative Real Estate Assoc. Morts. \$38,000, of which grantee agrees to pay \$3,000. Oct. 7, 1884. 50,000  
 72d st, n s, 100 w Park av, strip 0.4x60.2 and party wall. Louis Haas to Daniel Hennessy. Mar. 10. 1,000  
 72d st. Party wall agreement. Louis Haas with Daniel Hennessy. Mar. 9, 1886. nom  
 72d st, s s, 246 w 4th av, 70.9x102.2, one-story frame store. Edward Tracy and James Russell, of Tracy & Russell, to Max Nathan. Mar. 5. 90,000  
 72d st, s s, abt 205 e 12th av, 146.2x25.10x145.2x11.6. Jason H. Sherwood, exr. N. Sherwood, to John W. Warner. Q. C. July 17, 1885. nom  
 73d st, No. 215, n s, 210 e 3d av, 25x102.2, five-story stone front tenem't. Moritz Bauer to Mary Monell. Mort. \$16,000. Mar. 15. 20,300  
 74th st, s s, 99.6 e 11th av, 0.6x102.2. Hugh Lamb, East Orange, N. J., and Charles A. Rich, Short Hills, N. J., to William E. D. Stokes. Dec. 28, 1885. 400  
 74th st, No. 203, n s, 71 e 3d av, 19x62.2, four-story brick tenem't. Ernst C. Korner to Minna Pincus. Morts. \$5,000. Mar. 1. 9,000  
 75th st, No. 418, s s, 215.6 e 1st av, 18.9x102.2, three-story brick dwell'g. Mary E. Smith to John G. Nuding. Mar. 15. 6,300  
 76th st, No. 437, n s, 344 w 9th av, 19x102.2, three-story stone front dwell'g. Margaret A. wife of Michael Brennan to Florence I. wife of John S. Silver. Mort. \$15,000. Mar. 1. 23,500  
 78th st, No. 250, s s, 180 w 2d av, 18.9x102.2, three-story brick dwell'g. Hyman Israel to Hyman Schnitzer. Mort. \$6,000. Oct. 30. 10,500  
 79th st, No. 6, s s, 150 (w) e 5th av, 25x98.9, four-story stone front dwell'g. Hannah Byrd, widow, to Ida B. wife of Isaac M. Cook. Mort. \$35,000. Mar. 1. gift  
 80th st, No. 178, s s, 178 w 3d av, 22x102.2, two-story frame shop. Jonas Weil and Bernhard Mayer to Susannah Krebs. Mort. \$3,000. Mar. 18. 8,500  
 82d st, Nos. 227-231, n s, 203.4 w 2d av, 76.3x102.2, three four-story stone front tenem'ts. Francis W. Williams to Alexander G. Black. ½ part. Mort. \$27,000. Mar. 13. 13,500  
 82d st, No. 134, s s, 18 w Lexington av, 17x70, three-story stone front dwell'g. Jessie wife of and Arthur L. Meyer to Jane A. Reid. Mar. 11. 18,500  
 82d st, No. 170, s s, 127.9 w 3d av, 25x102.2, five-story brick tenem't. Samuel W. Waldron to Mary A. Stiles. Mort. \$18,000. Mar. 12. 35,000  
 82d st, No. 134, s s, 18 w Lexington av, 17x70, three-story stone front dwell'g. Jane A. wife of and John Reid to Randolph Guggenheimer and Salomon Marx. Mort. \$9,000. Mar. 16. 18,000  
 Same property. Randolph Guggenheimer and Salomon Marx to Alexander Katzenberg. Mort. \$9,000. Mar. 16. 16,750  
 83d st, No. 20, s s, 15 w Madison av, 20x102.2, four-story stone front dwell'g. James J. Kelso and Matilda A. his wife to Mary T.

wife of Alexander Thain. Mort. \$20,000. Mar. 5. 30,000  
 83d st, No. 469, n s, 137.6 e 10th av, 18.6x102.2, five-story brick flat. David H. King, Jr., Mamaronck, N. Y., to Michael J. Byrne. Mort. \$11,000. Mar. 11. 24,000  
 84th st, No. 8, s s, 180 e 5th av, 30x102.2, four-story brick dwell'g and two-story brick dwelling on rear. Celestina M. de wife of Marco A. Soto to Harriette M. wife of Hicks Arnold. Mar. 12. 50,000  
 84th st, s s, 275 w 9th av, 25x102.2, vacant. Mary S. M. Sarles, Little Silver, N. J., widow, individ. and as extr. M. A. Sarles, to David H. King, Jr. Feb. 8. 7,000  
 85th st, No. 443, n s, 94 w Av A, 25x102.2, four-story stone front tenem't. Francis W. Williams to Alexander G. Black. ½ part. Mar. 13. 8,500  
 85th st, No. 306, s s, 88 e 2d av, 28x102.2, four-story stone front tenem't. John Rheinfrank to Frederick W. Bohle and Margaretha his wife. Mar. 15. 18,000  
 85th st, s s, 100 w 8th av, 200x102.2, vacant. }  
 85th st, s s, 400 w 8th av, 50x102.2, vacant. } James C. Clinton to Andrew J. Skinner. Mort. \$82,000. Mar. 10. 95,000  
 88th st, No. 426, s s, 231 e 1st av, 25x100.8, five-story brick tenem't. Charles Graecmann and Rosine his wife to Peter Schadt and Margaretha his wife. Morts. \$11,500. Mar. 15. 18,500  
 88th st, No. 446, s s, 103 w Av A, 27x100.8, five-story brick tenem't. Henry Keil to Wilhelm Dortmund and Elizabeth his wife. Mort. \$10,750. Mar. 17. 18,500  
 88th st, s s, 87.10 e Lexington av, 79.10x100.8, vacant. Jacob Voelbel, and Wilhelmina his wife to Philip Braender. Mar. 18. 89,000  
 Same property. Philip Braender to Jacob Voelbel. Mar. 18. 89,000  
 90th st, No. 115 and 117, n s, 175 e 4th av, 50x100.8, two four-story stone front tenem'ts. Francis W. Williams to Alexander G. Black. ½ part. Mar. 13. 20,000  
 90th st, n s, 85.7 w 4th av, 150x100.8, vacant. Randolph Guggenheimer and Salomon Marx to Walter Reid. Mort. \$42,925. March 16. 73,500  
 91st st, n s, 62.3 e Madison av, 25.7x100.8, vacant. Frederick A. Reichard to Alexander D. Duff. Feb. 8. 12,000  
 93d st, s s, 202.8 e 5th av, 50x100.8, vacant. Partition. John Whalen to Jacob and William Scholle. July 14, 1885. 22,800  
 93d st, n s, 145 e Madison av, 50x100.8, vacant. Jacob and William Scholle to Matthias H. Schneider. Mar. 12. 19,000  
 94th st, n s, 100.6 e 10th av, 149.6x100.8, new buildings projected. Francis M. Jencks to Nelson M. Whipple. C. a. G. Mar. 17. 39,000  
 94th st, n s, 100 e 10th av, 50x100.8. The Metropolitan Building Co. (Limited) to Francis M. Jencks. Mar. 5. 9,000  
 94th st, n s, 150 e 10th av, 100x100.8. Same to same. July 2, 1885. 29,000  
 94th st, s s, 250 w 8th av, 96.6x100.8, vacant. Jacob Hays to Herman Coons. Jan. 9. 30,000  
 94th st, s s, 250 w 8th av, 96.6x100.8. Herman Coons to Margaret Crawford, Wakefield, N. Y. Mort. \$25,000. Mar. 16. nom  
 96th st, n s, 111.2 e 9th av, 113.10x80x107x80.4, vacant. Redmond Forrestal to Daniel F. Appleton. Mort. \$26,000. Mar. 8. 31,310  
 98th st, n s, 110 e 3d av, 50x100.11, vacant. Henry M. Seely, Honesdale, Pa., to John W. Herron, Cincinnati, Ohio. C. a. G. Feb. 27. 5,500  
 99th st, n s, 150 e 10th av, 75x100.11, three-story frame hospital and two-story frame stable. Jane M. wife of and Joseph Cudlipp to Ulysses L. Washburn. Ms. \$11,000. Mar. 15. 22,000  
 100th st, s s, 180 w 2d av, 75x100.7, vacant. Frederick Booss to Martin Kenny. Nov. 14, 1885. 11,000  
 104th st, s s, 375 w 9th av, 32.8x101x37.2x100.11, two-story frame dwell'g. Ann E. Coates, wife of and James W., Somerville, N. J., to Ella W. wife of Charles B. Brown. Mar. 15. 12,000  
 105th st, No. 226, s s, 266.8 w 2d av, 16.8x100.9, three-story brick dwell'g. Richard M. C. Broas to Benjamin Wright. All liens. June 2, 1881. 8,500  
 105th st, s s, 375 e 10th av, 50x100.11, two five-story brick flats. William E. D. Vincent to Herman Hoefer. ½ part. Mort. \$35,000. C. a. G. Mar. 15. 8,000  
 106th st, No. 102, s s, 16.8 e 4th av, 16.8x100.11, three-story stone front dwell'g. Charles G. Dobbs to William H. Everson. Mar. 13. 12,000  
 107th st, s s, 250 w 1st av, 100x100, vacant. Elizabeth F. wife of Ward B. Chamberlin to Anthony A. Hughes. C. a. G. Correction deed. Feb. 18. 15,000  
 108th st, No. 164, s s, 303 e Lexington av, 17x100.11, four-story stone front tenem't. John A. Linscott to Henry Harrison. Mort. \$8,500. Mar. 8. 12,500  
 112th st, Nos. 407-413, n s, 145 e 1st av, 100x100.11, four four-story brick tenem'ts. Catharine F. wife of and Michael A. Reardon to Augusta P. Johnson. Morts. \$50,000. Mar. 8. 400  
 112th st, No. 115, n s, 175 e 4th av, 20x100.10, three-story stone front dwell'g. Ann E. wife of Alfred E. Fountain to Fanny Gans. Mar. 5. 11,250  
 112th st, No. 258, s s, 22.6 w 2d av, 18.6x83, three-story brick store and dwell'g. James W. Oardner to August Funk. Mort. \$4,000. Mar. 15. 7,000  
 112th st, No. 74, s w cor 4th av, 26.3x75.11, five-story stone front store and tenem't. Margaret wife of and John O'Sullivan to George Wood,

Dutchess Co., N. Y. Mort. \$17,000. July 17, 1885. exch  
 112th st, s s, 127 e 5th av, runs east 23 x south 100.11 x west 4.8 x northwest 80.3 x northeast 78.10 to 112th st, point beginning, vacant. Henry M. Burdett, assignee Charles P. Burdett, to Isaias Meyer. Mar. 1. 5,000  
 Same property. Charles P. Burdett, Stamford, Conn., to Isaias Meyer. Q. C. Mar. 1. nom  
 Same property. Release mort. The Seamen's Bank for Savings, City N. Y., to Charles P. Burdett. Feb. 4. 500  
 112th st, No. 119, n s, 215 e 4th av, 20x100.11, three-story stone front dwell'g. Henry W. Brooks, Brooklyn, to Annie wife of Bernard Silverblatt. Mar. 15. 10,500  
 112th st, n e cor New av w of 8th av, 20x100.11, vacant. George H. Brodhead to William J. Merritt. Dec. 22, 1885. 5,250  
 114th st, s s, 220 e 1st av, 125x100.11, one two-story and one three-story brick dwell'gs and one four-story stone front and two four-story brick tenem'ts with one-story brick stable on rear. Lambert Suydam to Simon Schaefer. Mar. 11. 25,000  
 115th st, n s, 304.9 e 4th av, strip 0.3x100.11. Timothy Gaffney to John W. Haaren. Mar. 12. 35  
 115th st, n e cor Lexington av, 25x100.11, vacant. Thomas Smith to John W. Haaren. Feb. 26. 11,000  
 115th st, n s, 60.6 e Riverside av, 50x100.11, Florence E. Kubely, widow, to Henry Morgenthau. March 17. Q. C. 1,025  
 119th st, No. 448, s s, 131.4 w Pleasant av, 16.8x100.11, three-story brick dwell'g. Henrietta M. de wife of and Juan A. Mendoza to Samuel H. Fink and Ernest Bloch. Mort. \$4,000. Mar. 15. 7,350  
 119th st, n w cor New av, 50x100.11, vacant. Max Weil to A. Alonzo Teets. Mar. 15. 10,000  
 119th st, n s, 100 w 8th av, 25x100.11, vacant. Moritz Bauer to Stephen R. Pinckney. Mar. 13. nom  
 120th st, s s, 125 e 9th av, 25x100, vacant. Martha A. wife of and John Webber, Mt. Pleasant, N. Y., to A. Alonzo Teets. March 16. 4,500  
 122d st, Nos. 235 and 237, n s, 205 w 2d av, runs west 37.6 x north 100.11 x east 12.6 x south 65.6 to centre old Harlem Church lane, now closed, x northeast 32.6 x south 55.5, one-story frame shop and two-story frame dwell'g. Louis Richter to Mathilda Dewes. Mort. \$5,000. Mar. 15. 8,200  
 122d st, n s, 150 w 7th av, 28x100.8. Release mort. James Doyle to Edward L. Gallon. Mar. 13. 5,000  
 123d st, No. 207, n s, 100 e 3d av, 14.9x100.11 x west 9.9 x south 50.11 x west 5 x south 50, three-story brick dwell'g. Abraham Phillips to Nathan S. Jarvis. Morts. \$4,000. Mar. 15. 6,400  
 123d st, No. 155, n s, 348.4 e 4th av, -x99.11x16.8x99.11, two-story frame dwell'g. Thomas Nelson, Brooklyn, to Anna J. Lovegrove. Morts. \$2,500. Mar. 15. 6,500  
 123d st, n s, 420.11 w 6th av, 57.10x100.11, three three-story stone front dwellings. Caroline wife of and Charles Mayne to Frederick Aldous. Mar. 15. 16,345  
 123d st, n s, 420.11 west 6th av, strip 1.1x100.11. Charles W. Offermann to Caroline wife of Charles Mayne. Mar. 15. 303  
 Same property. Release mort. Caroline Mayne to Charles W. Offermann. Mar. 15. nom  
 123d st, n s, 475 w 6th av, 3.9x100.11. Pauline wife of and William Neustaedter to Caroline wife of Charles Mayne. Mar. 15. 1,041  
 123d st, No. 210, s s, 155 e 3d av, 25x100.11, three-story frame dwell'g. Josephine or Josephine wife of Adolph Bayer to Christian Kastner. Mort. \$2,000. Mar. 17. 7,400  
 124th st, s s, 175 e 7th av, 125x100.11, new buildings projected. Newman Cowen to Fernando Yost. Feb. 10. 40,000  
 125th st, No. 33, n s, 370 w 5th av, 20x99.11, four-story stone front dwell'g. August R. Matlage, Englewood, N. J., to Francis McMulkin. Mar. 10. 19,250  
 126th st, No. 8, s s, 120 w 5th av, 40x80, three-story frame dwell'g and two-story frame stable on rear. Caroline A. wife of William H. H. K. C. Higgins to John J. Wilson. Morts. \$7,000. Mar. 16. 17,000  
 126th st, No. 219, n s, 187.6 w 7th av, 12.6x99.11, three-story brick dwell'g. Theodora A. wife of Cornelius H. Ackerman, Jersey City Heights, to Joseph L. and Sutherland G. Taylor. 2-15 part. B. & S. M. \$4,075. Feb. 18 nom  
 130th st, No. 130, s s, 300 w 6th av, 17.5x99.11, three-story stone front dwell'g. Stephen J. Wright to Lafayette Olney. Mort. \$12,250. Mar. 13. 17,500  
 131st st, No. 105, n s, 112.6 w 6th av, 18.9x99.11, three-story stone front dwell'g. Samuel O. Wright Rockville Centre, L. I., to Kate E. wife of Charles G. Rapp. Mar. 13. 17,000  
 131st st, No. 123, s s, 262.6 w 6th av, 18.9x99.11, three-story stone front dwell'g. Samuel O. Wright, Rockville Centre, L. I., to Cornelia M. wife of Jedediah E. Adams. Mort. \$11,000. Mar. 15. 16,500  
 Same property. Release mort. John Ross to Samuel O. Wright. Mar. 12. nom  
 132d st, No. 234, ss, 455 e 8th av, 15x99.11, three-story stone front dwell'g. Walter S. Price to Abraham P. Jersey. Mort. \$5,000. March 1. 12,750  
 Same property. Release mort. John C. Overhiser to Walter S. Price. Mar. 1. nom  
 133d st, No. 35, n s, 375 e 5th av, 25x99.11, one-story frame dwell'g. William F. Parks to Joseph Moore. Mar. 1. nom

133d st, No. 35, n s, 375 e 5th av, 25x99.11, one-story frame dwell'g. Joseph Moore to Charles E. Fleming. B. & S. and C. a. G. Mar. 16. nom  
 161st, s s, extends from 10th av to St. Nicholas av, x 99.11 deep. Certificate of redemption from sheriff's sale. Charles G. Burgoyne to Israel Bowers. Jan. 28, 1886. 285  
 Av A, No. 1555, w s, 25.8 n 72d st, 25.6x100, five-story brick store and tenem't. George J. Fernschild to Karl M. and Samson Wallach. Mar. 13. 22,000  
 Av A, w s, indef't, 23x94. Catharine Kumpf formerly Fussner, and Louis and Charles Fussner, heir J. Fussner, to Margaretha Fussner, widow. All title. B. & S. Mar. 8. gift  
 Av B, No. 198, w s, 18.4 n 12th st, 18.4x59, four-story brick store and tenem't. Robert Willets et al., exrs. S. Willets, to Moses Leroy. Correction deed. Feb. 23. nom  
 Av B, No. 1650, s w cor 85th st, 17.5x82, three-story stone front dwell'g. Louis Knoll, Brooklyn, to Isabella Stahl. Mort. \$3,000. Feb. 25. 10,500  
 Av D, No. 131, w s, 26 n 9th st, 20.6x70, three-story brick store and dwell'g. Partition. Augustus C. Brown to Nathaniel L. Nathan. Mar. 17. 6,250  
 Lexington av, Nos. 1045 and 1047, e s, 68.2 s 75th st, 34x55, two three-story stone front dwell'gs. William Cohen to Alexander Henry. Mort. \$16,000. Mar. 15. 27,000  
 Madison av, w s, 80 s 128th st, 19.11x35, vacant. Sarah F. wife of George W. Mead, Brooklyn, to Peter Curry, Brooklyn. Mar. 17. 9,500  
 Madison av, e s, 50th to 51st st. Fanny G. wife of Henry Villard, Artemas H. Holmes and Edward D. Adams with Harris C. Fahnestock. Agreement to restrict and limit the use of premises. Jan. 18. nom  
 Morningside av, n w cor 114th st, 104.2x91.2x 100.11x116.11, vacant. Miguel Garcia to Johnston Livingston. Mar. 17. 25,000  
 St. Nicholas av, n e cor 124th st, 112x100. Lemuel B. Clark to Julia A. wife of Cyrus Clark. 1/2 part. Sub. to mort. and taxes. Mar. 9. 13,875  
 West End or 11th av, s e cor 74th st, 29x30, three-story brick dwell'g. Hugh Lamb, East Orange, N. J., and Charles A. Rich, Short Hills, N. J., to Charles G. Dobbs. Mort. \$13,000. Mar. 13. 20,000  
 1st av, No. 1065, s w cor 58th st, 25x75, five-story brick store and tenem't on av and one-story brick store on st. Claus Wilkens to Zachariah Jaques. Mort. \$12,000. Mar. 15. 32,500  
 1st av, No. 1122, e s, 100 n 61st st, 29.3x97.9x14x 95, five-story brick store and tenem't and one-story brick rear building. Pincus Lowenfeld to Wilhelmina C. Hibbe. Mort. \$14,000. Mar. 15. 18,200  
 1st av, w s, 80 n 61st st, 45x70, frame building, portion of stone yard. Selig Steinhart to Harry C. Browning, Brooklyn. Mort. \$5,700. Feb. 27. 13,000  
 2d av, No. 1154, e s, 40.10 s 61st st, 20x75, four-story brick store and tenem't. Sophie Goldstein, individ and sole devisee Aaron Goldstein, dec'd, to Sophia wife of Moses Gerstner. Mort. \$5,000. Mar. 18. 15,400  
 3d av, s e cor 33d st, 49.4x85; No. 485, three-story brick store and dwell'g and one and two-story brick stables on rear; No. 487, two-story frame (brick front) store and dwell'g. Samuel Cardwell, Jr., Brooklyn, to Samuel Cardwell. Mort. \$30,000. April 15, 1885. 49,000  
 3d av, No. 1008, s w cor 60th st, 20.1x59, four-story brick store and tenem't on av and four-story brick dwell'g on st. Simon Fox to Bernhard Hamburger. Mort. \$30,000. Mar. 16. 75,000  
 3d av, e s, 50.9 s 98th st, 50x110, vacant. Jacob Korn to Evan P. George, Jr. Mort. \$7,000. Mar. 5. 21,000  
 3d av, n e cor 101st st, 25.11x90. Release mort. Robinson Gill, trustee, to Julius Lipman. Mar. 18. 3,000  
 4th av, s w cor 135th st, 49.11x90, shanties. 134th st, s s, 140 w 4th av, 150x99.11, vacant. Chauncey S. Truax to William T. Ryerson. Aug. 10. nom  
 5th av, n e cor 79th st, 102.2x100, vacant. William Man, referee, to Isaac V. Brokaw. Mort. \$125,000. Mar. 18. 199,000  
 5th av, No. 309, e s, 84.9 n 31st st, 28x150, with right of way across rear, four-story brown stone dwell'g and two-story brick rear stable. John H. and Henry Harbeck to Le Grand B. Cannon. B. & S. Feb. 17. nom  
 Same property. John H. Harbeck et al., exrs. Elvira Harbeck, to same. Feb. 17. 133,000  
 6th av, No. 401, w s, 83.8 s 25th st, 19.10x100x 20.3x100, four-story brick store and tenem't. Siegmund and Albert Harris to Martin Herman and Jacob and William Scholle. February 27. 40,200  
 6th av, No. 904, e s, 22.11 n 51st st, 22.5x75.7x 22.5x74.10, four-story stone front store and tenem't. Robert Irwin and ano., exrs. W. H. McCormack, to David W. Bishop, David W. and George W. Bruce, trustees under will J. D. Wolfe, dec'd. Mar. 3. 36,000  
 6th av, No. 906, e s, 45.5 n 51st st, 22x76.5x22x 75.7, four-story stone front store and tenem't. Same to David W. Bishop. Mar. 3. 36,000  
 6th av, No. 908, e s, 67.5 n 51st st, 22x77.2x22x 76.5, four-story stone front store and tenem't. Mary F. McCormack and Annie Ormiston to same. C. a. G. Mar. 3. 36,000  
 6th av, e s, 22.11 n 51st st, 22.5x75.7x22.5x74.10. 6th av, e s, 45.5 n 51st st, 22x76.5x22x75.7.

Fanny McCormack to Mary F. and Isabella McCormack. C. a. G. Feb. 25. 66,000  
 Same property. Mary F. and Isabella McCormack to Robert Irwin and ano., exrs. W. H. McCormack. C. a. G. Feb. 25. 66,000  
 6th av, n e cor 116th st, 50x75, vacant. Henry Van Schaick to E. August Neresheimer. Taxes, &c. Feb. 3. 22,000  
 7th av, No. 474, w s, 55.6 s 36th st, 18.8x61, three-story brick store and dwell'g. Charles J. Appell to Isaac Moskowitz. Mar. 15. 15,000  
 7th av, w s, extends from 123d to 124th st, 201.10x75, vacant. Charles H. Lindsley to Jacob and William Scholle. Mort. \$25,000. Mar. 17. 72,000  
 7th av, e s, 24.11 s 135th st, 50x75. Julia L. Loos, formerly Julia L. Myer, to Amanda M. wife of Warren P. Tompkins. Ratification deed. Mar. 10. nom  
 7th av. Party wall agreement. Mary C. Farr, owner of mort., with Amanda M. Tompkins. Mar. 15.  
 7th av. Party wall agreement. William C. Lesster, owner of mort., with Amanda M. Tompkins. Mar. 18.  
 8th av, w s, 75.8 s 94th st, 50x100, two four-story stone front tenem'ts. Sarah wife of Abraham E. Benson to Charles Griesmeyer. All liens. Mar. 15. nom  
 Same property. William Kaminker to Sarah Benson. C. a. G. Mar. 15. nom  
 8th av, w s, 52 s 99th st, 28.8x100.2, vacant. James L. Curtis, Bridgeport, Conn., to Linus H. Bailey, Brooklyn. B. & S. July 1, 1885. other property and 2,000  
 8th av, s e cor 122d st, runs east 100 x south 201.10 to 121st st, x west 67.9 to St. Nicholas av, x north 61.8 to 8th av, x north 149.3, eight five-story brick stores and tenem'ts. Lorenz Weiber, New Rochelle, N. Y., to Martin A. Furchtenicht, Abraham Kaufmann and Frederick Ernst. Mort. \$125,000. Jan. 30. 300,000  
 8th av, n w cor 125th st, 99.11x100.  
 8th av, s w cor 126th st, 99.11x100.  
 Eleven two-story brick dwell'gs with two stores on avenue and two two-story brick dwell'gs on each street. Simon and M. M. Sternberger, exrs. M. Sternberger, to Michael J. Adrian. March 15. 140,000  
 Same property. Release dower. Henriette Sternberger, widow, to same. Mar. 15. nom  
 8th av, n w cor 143d st, 74.11x100, vacant. 143d st, n s, 100 w 8th av, 25x99.11, vacant. William Reid, Nyack, N. Y., to Benjamin Bernard. Mar. 1. 18,000  
 9th av, Nos. 612-620, s e cor 44th st, 100.5x100, five three-story brick stores and tenem'ts. Contract. Moses Japha to Cornelius H. Carling. 38,333  
 9th av, No. 644, &c. Agreement as to use of pumping engine, &c. Mary E. Thompson with William Rankin. Nov. 30, 1885.  
 9th av, No. 648, e s, 75.5 n 45th st, 25x100, five-story brick store and tenem't. Joseph Kucher to Octavus J. Norris. Mort. \$15,000. Mar. 11. 35,000  
 9th av, s e cor 89th st, 32.1x61.5x35.10x75.1, vacant. Johnston L. de Peyster, Tivoli, N. Y., to Benjamin F. Tillyer. Jan. 30. 12,000  
 9th av, w s, 25 s 105th st, 75x100, vacant. August Schmid to Charles T. Barney. Mar. 13. 18,000  
 9th av, s w cor 105th st, 25x100, vacant. 105th st, s s, 100 w 9th av, 25x100, vacant. Same to same. Mar. 13. 14,000  
 10th av, w s, 25.1 s 60th st, 75.4x100, vacant. William Man, referee, to Edward Oppenheimer and Isaac Metzger. Mar. 18. 29,100  
 10th av, s w cor 60th st, 25.1x100, vacant. William Man, referee, to Peter Wagner. March 18. 15,100  
 11th av, No. 461, w s, 49.4 n 37th st, 49.4x100, one-story frame dwell'g and frame stable on rear. Nathan I. Natban to Louis Mendel. Q. C. Feb. 17. nom  
 Same property. Louis Mendel to Mary wife of Dennis Sweeney. Mar. 12. 9,750  
 11th av, e s, 65 s 75th st, runs east 36.6 x southeast 9.8 x east 19.6 x south 11.1 x west 63 to av, x north 18.5, three-story brick dwell'g. Hugh Lamb, East Orange, N. J., and Charles A. Rich, Short Hills, N. J., to Phebe C. Hull. Mort. \$9,000. Mar. 13. 14,300  
 Alley beginning on the north side of Rivington st, distant 100 w of Chrystie st, w s, 85 n Rivington st, 42x38x42x. Mary J. Field to Mary L. Connolly, Oceanport, N. J. C. a. G. Mar. 17. nom  
 Interior lot, begins 80 s 126th st and 120 w 5th av, runs west 40 x south 19.11 x east 40 x north 19.11. Caroline A. wife of William H. K. C. Higgins to The Young Men's Christian Assoc., New York. Mar. 16. 3,300  
 Same property. Release mort. The Metropolitan Savings Bank to Caroline A. wife of William H. K. C. Higgins. Mar. 15. nom

MISCELLANEOUS.

All property, real or personal, from estate of John G. Warren conveyed heretofore to grantor herein by the grantee. Edward N. Strong to John W. Kearney. Mar. 16. nom  
 Exemplified copy of the last will and testament of Annie Swarts, dec'd.  
 Exemplified copy will of John Miller, dec'd.  
 Exemplified copy of the last will and testament of Henry J. Scudder, dec'd.  
 General assignment. Hiram Exstein to Philip Becker, Buffalo, N. Y., and Louis M. Brock. Oct. 17, 1883.  
 Last will and testament of Malvina M. Seabra, dec'd.

Release of guardians. Frank K. Hays to Jacob and Edward St. J. Hays. Mar. 10. 4,147  
 23d and 24th WARDS.  
 Cordova pl, w s, 73.4 n St. Georges crescent, runs north 25 x west 100 x south 24.2 to Ernest-cliff pl, x southeast abt 1 x east abt 99.6 to beginning. William S. and Charles W. Opydke to Lucy R. wife of Peter Biegel. Mar. 8. 350  
 Elton st, s s, lot 366 map Melrose South, 50x 114.4x50x114.6. Lisette Heller, widow, to Henry Kruse. Mar. 15. 3,850  
 Kelly st, e s, 169.11 s 167th st, 17x100. Constance M. L. wife of John B. Miller, Pelham Manor, to Thomas Costigan. Mar. 13. 275  
 Kelly st, e s, 186.11 s 167th st, 17x100. Constance M. L. wife of John B. Miller, Pelham Manor to William Sefton. Mar. 13. 275  
 Kelly st, e s, 152.11 s 167th st, 17x100. Same to Valentine Sefton. Mar. 13. 275  
 Lyman pl, e s, 227.1 s Freeman st, runs east 100.1 x northeast 25 x northwest 9.2 x north 24.11 x west 109.4 to Lyman pl, x south 49.11. Release mort. Lyman Tiffany and ano., exrs. and trustees Charlotte L. Fox, to Lyman Tiffany. Mar. 12. 163  
 Talmadge st, n s, 100 e Washington av, 67.8 to Madison av, x north 105.8 x west 5 x south 50 x west — x south 50. Theron R. Bennett to Caroline B. Kirk. Feb. 9. 1,500  
 133d st, n s, 50 w Lincoln av, 100x100. Lyman R. Avery, Troy, N. Y., and ano., exrs. S. W. Baker, to John Davidson, Elizabeth, N. J. Mar. 1. 26,541  
 135th st, s s, 100 e Lincoln av, 25x100. Simon Schafer to Joseph Hewlett. Mort. \$8,500. Mar. 17. 12,000  
 138th st, n s, 389 e Willis av, 61x100. Anna M. wife of and William E. C. Bradley to Henry Hunneke. Mar. 10. 6,344  
 140th st, No. 623, n s, 376.6 e Alexander av, 15x 100. Anna M. wife of Edward J. Biederman to Samuel R. Filley. Mar. 1. 5,000  
 147th st, s s, 125 w St. Ann's av or Broadway, 25x100. John E. Moser to Harriet G. Hartman. Sub. to mort. April 26, 1884. nom  
 159th st, s s, 225 e Courtland av, 25x100, h & l. Dora Brockmann, formerly Meyer, to Eleonora Heiderman. B. & S. Mar. 3. nom  
 Same property. Eleonora Heiderman to John Brockmann. B. & S. Mar. 3. nom  
 167th st, n w cor Tinton av, 16.8x80.6. Eleanore Heiderman to Joseph Pelz and Maria his wife. Mar. 9. 3,500  
 167th st, n s, 16.8 w Tinton av, 16.8x80.6. John A. Knox and Newbury D. Lawton to Henry Truden. Mort. \$1,800. Mar. 12. 3,000  
 Alexander av, e s, 72.2 s 137th st, 14.7x75x14.6x 75. Arthur G. Leonard to Carrie M. wife of John J. Bell. Mort. \$5,000. Mar. 12. 7,000  
 Berrian av, s e s, 400 e Elizabeth st, 25x100. George Shires to Charles Van Riper. March 17. 200  
 Courtlandt av, s w cor 160th st, 25x100. Ernst Kaufmann to Henrietta Steinh. Feb. 27. exch. and 4,000  
 Mott av, e s, adj n s lot 18 map villa sites L. Morris, 75x157 to Harlem Railroad, x 74x142. Richard Gaffney to Simon Sichel. Mort. \$4,500. Mar. 4. 13,000  
 Same property. Simon Sichel to Max Marx. 1/2 part. Mort. \$4,500. Mar. 13. 6,500  
 North 3d av, s e s, 50 s w Rose st, runs southeast 200 to Retreat or Bergen av, x southwest 25 x northwest 100 x southwest 25 x northwest 100 to 3d av, x northeast 50, less portion taken for widening 3d av. George Schindler to Caroline A. Weber. Mort. \$8,000. Mar. 15. 23,000  
 Rustic av, n w s, 132x150, lots 60 and 61 map East Tremont. John S. Mapes, Westchester, to Daniel Mapes, Jr. Mar. 31, 1885. 500  
 Vanderbilt av, s e cor 167th st, 369x238x364.10 to st x 174. Augustus P. McGraw, East Orange, N. J., to James H. Ingersoll. B. & S. Feb. 12. 3,500  
 Same property. Partition. William A. Boyd to same. Mar. 13. 26,000  
 Same property. Mary E. Thomas, Brooklyn, to same. B. & S. Feb. 9. 3,500  
 Willis av, s e cor 135th st, 100x100. William C. G. Wilson and James Tichborne to Robert Hall and John Entwistle. Mort. \$8,000. Mar. 12. 14,500  
 Willis av, w s, 50 n 144th st, 25x106. William H. Davis to Henry Jones. Mar. 15. 9,000  
 Same property. Release from mechanics' lien. John O'Brien to Thompson W. Carpenter. Dec. 23. nom  
 Same property. Release from mechanics' lien. Patrick O'Brien to same. Dec. 23. nom  
 Same property. Release mechanics' lien. Michael Whelan to William H. Davis. Mar. 2. 10  
 Same property. Release mechanics' lien. John Davidson to same. Dec. 1. nom  
 Woodruff av, w s, 200x200, lots 55 and 56 map Fairmont, &c. James Wood to Mary A. wife of William G. McCormack. Q. C. February 23. 10,000  
 Part of lot 121 map Morrisania, begins 70.6 n 168th st, runs west 4 x north 29.6 x east 4 x south 29.6. Theophilus G. Smith to Charlotte A. Von Cort. Sub. to share of mort. March 13. nom  
 Part of lot 121 map Morrisania, 100 n 168th st, 80x41. Charlotte A. Van Cort, widow, to Sophia Smith. Mar. 13. nom  
 Strip across land of party first part to be used for road bed. Reuben Ross to The Yonkers Rapid Transit Railway Co. Conveyed in consideration of the construction by party second part of underground crossing, &c. Nov. 14, 1885.



LEASEHOLD CONVEYANCES.

Broadway, No. 369, first floor, basement and sub-basement. Assign. lease. Henry A. Butters and Adolph E. Dick, of Butters & Dick, to Henry A. Butters, Adolph E. Dick and Charles P. Engelmann. nom

KINGS COUNTY.

MARCH 12, 13, 15, 16, 17, 18.

Aberdeen st, n w s, 181.8 n e Bushwick av. 61.3 x100. Rosanna Chapman to Albion K. Chapman. nom

Clifton pl, s s, 200 w Nostrand av, 20x100, h & l. Nicholas Morris to Henry Morris, Jr. Mort. \$5,000. nom

26.6 x south 25 x east 25 x north 22 x east 50. Hopkins & Dickinson Mfg. Co. to Thomas H. O'Connor, N. Y. 11,000

McKibben st, s s, 100 e Humboldt st, 75x100. Annie M. and James Cunningham to Andrew Schmitt and John J. Reh. 3,300  
 Same property. Norman Andrews and ano., exrs. James M. Waterbury, to Annie M. wife of James Cunningham. 3,000  
 Nassau st, w s, 1,275 n 1st st, 150x—, New Lots. Serena L. Bridges to John F. James. 1,100  
 Pacific st, s s, 160 e Kingston av, 40x107.2. Susan H. wife of and Alexander Campbell to Martha A. Howland. 6,500  
 Pacific st, s w cor Vanderbilt av, 25x95. Rose Flanagan, New York, to Catharine Ollwell. 2,100  
 President st, n s, 399.6 w 9th av, 21x95, h & l. William Flanagan to Louis G. Fisher. 16,000  
 Palmetto st, n w s, 275 n e Hamburg av, 25x100. Minna Feldman to Peter Braun. 510  
 Palmetto st, n w s, 300 s w Central av, 25x100. Anna M. Carney to John F. Ehlers. 800  
 Prospect pl, s s, 320.6 e Rogers av, runs south along centre of Old Clove road 100 and again south along Old Clove road 28.3 x west 162.1 x north 28 x east 137 x north 100 to Prospect pl, x east 20.6. Horatio G. Knight and Mary A. his wife, Easthampton, Mass., to Patrick Ledwith. 1,400  
 Prospect pl, s s, 289 e Rogers av, runs south 100 x again south 28.3 x east 32.1 to centre Clove road, x north 28.3 x again north 100 to Prospect pl, x west 31.6. The City of Brooklyn to Horatio G. Knight. Nov. 30. nom  
 Prospect pl, s s, 100 e Rogers av, runs south 127.9 x east 25 x north 28 x east to centre Old Clove road, x north to Prospect pl, x west to beginning. Thomas M. Sother, Locust Grove, Cal., to Horatio G. Knight, Easthampton, Mass. Q. C. nom  
 Prospect pl, s s, 475 e Underhill av, 25x86.9x 51.3x131.7. Washington av, e s, 94.7 n St. Marks av, 25x 131x27.5x120. Catharine Flood to William Dolan. nom  
 Prospect st, e s, 200 s Sherman st, 50x200, Flatbush. John J. Drake to Patrick J. Kenedy. Mort. \$350. 900  
 Quincy st, n s, 112.4 w Clason av, 15x81, h & l. Jeremiah P., George C. and Jeremiah P. Robinson, Jr., Mark W. Maclay and Lewis H. Leonard to Frances L. Donaldson. Mort. \$3,000. 5,600  
 Quincy st, n s, 200 w Tompkins av, 18.9x100, h & l. Uzal D. Campbell to Annie E. Woodward. Morts. \$3,500. 6,300  
 Rodney st, s s, 395.11 w Bedford av, 16.9x100. Release mort. The Williamsburgh Savings Bank to Henry B. Scholes. 4,000  
 Same property. Henry B. Scholes to William A. Edgar. 8,250  
 Rutledge st, s e s, 445 n e Marcy av, 20x100, h & l. Carl Schmeising to William J. Faul. Mort. \$3,500. 8,300  
 Rutledge st, s e s, 170 n e Wythe av, 20x100, h & l. David W. Quimby to Frederick W. Davis. 3,000  
 Ryerson st, s w cor De Kalb av, 20x80. Samuel Cardwell, Jr., to Marietta Crowell. Morts. \$6,700. 12,000  
 Sackett st, No. 199, n s, 86.2 w Henry st, 19.6x 100, h & l. James and Michael J. Gilligan to Childe H. Childs. 1883. Re-recorded. 6,400  
 Same property. Childe H. Childs to Carl Nicol. 7,500  
 Sackett st, n s, 128.6 w Court st, 21.6x100, h & l. Martin D. Landy to Bernard J. McCann, New York. 6,500  
 Sackett st, n s, 150 w Court st, 25x100, h & l. Martin D. Eandy to Bernard J. McCann, New York. Morts. \$4,000. 6,500  
 Seigel st, n s, 300 w Leonard st, 17x—x42x100. Isidor Alkus to Sarah A. Homann. 4,000  
 Seigel st, s s, 120 e Humboldt st, 25x100. Mathew J. Brown to John N. Greiner. 1,500  
 South Oxford st, e s, 285 s Hanson pl, 25x110, h & l. Frederick J. Kingsbury, Waterbury, Conn., to Angenette wife of Junius Schenck. 9,000  
 Sumpter st, s s, 100 w Stone av, 90x100. Charles E. Whitson to John Roessel and Anna his wife. 3,850  
 Scholes st, n w cor Lorimer st, 25x66, h & l. Joseph Ruth to Françoise Pfeuffer. nom  
 Skillman st, e s, 465 s Willoughby av, 18x100. William Johnston to Josephine Smith. 1,900  
 St. James pl, w s, 376.1 s Fulton st, 16x95. Alfred C. Chapin to William G. Wheeler, New York. nom  
 Same property. William G. Wheeler, New York, to Grace S. Chapin. nom  
 Union st, n e cor Hicks st, 20.6x100. Release mort. P. Ballantine Sons, Newark, N. J., to the exrs. of Michael Byrne. nom  
 Same property. Release mort. J. H. and R. F. Ballantine, exrs. P. Ballantine, to same. nom  
 Union st, n s, 335 e Van Brunt st, 32x100. Release mort. Mary M. Martindale, Annie A. Moran and Virginia Clark to William Dunne. nom  
 Same property. William Dunne to Morris and Benjamin Kraus. 3,657  
 Union st, n s, 72.3 e 5th av, 7.9x95. Release mort. The Germania Savings Bank, Kings Co., to William Irvine. nom  
 Union st, n s, 191 e 7th av, 21x95, h & l. John Mulligan to Jennie A. wife of Edward B. Jordan. Mort. \$7,500. 14,000  
 Union st, n s, 293 w 7th av, 20x90, h & l. Catharine H. Ranney to Ellen B. Jefferies. 10,300  
 Union st, n e cor Hicks st, 20.6x100. Thomas Fitzpatrick, New York, and ano., exrs. M. Byrne, to John Dowd. 10,500  
 Vanderbilt st, n s, 431 e 18th st, 19x112, Flatbush. Henry Rudloff to Basile V. Guelpa. Mort. \$800. 1,600

Same property. Release mort. Freeman Clarkson to Henry Rudloff. nom  
 Vanderbilt st, n s, 325 e 18th st, 25x150, Flatbush. Basile V. G. Guelpa to Kate S. Chamberlain. 2,200  
 Van Buren st, n s, 100 e Lewis av, 25x100. Foreclos. John L. Lefferts to Abraham Lott, Flatbush. 1875. 500  
 Same property. Abraham Lott to Richard Ingraham. 1,000  
 Van Buren st, s s, 275 e Lewis av, 50x100. Charles D. Adams to Richard Ingraham. 2,000  
 Van Voorhis st, n w s, 80 n e Evergreen av, 140 x abt 69 x abt 140x63. Foreclos. Charles B. Farley to Eliphalet N. Anable, Long Island City. 2,300  
 Verona pl, w s, 110.2 s Macon st, runs west 100 x north to point 80 south of Macon st, x west to point 112.3 west of Verona pl, x south 20 x east 5.3 x south 4.2 x east 100 to Verona pl, x north 19. Clara F. wife of Samuel T. Appollnio to William G. Peirson. M. \$3,250. 9,750  
 Varet st, n s, 230.6 e Bushwick av, 25x100. Nicholas Wahl to Gottfried Otto. 1871. Re-recorded. 2,600  
 Same property. Gottfried Otto to Michael and Francisca Montrosky. 2,500  
 Willow st, w s, 50.6 n Orange st, 25x102, h & l. Ephraim Williams, New London, Conn., to Henry C. and T. C. Place, exrs. H. Place. Q. C. and C. a. G. nom  
 Same property. Henry C. and T. C. Place, exrs. H. Place, to John S. Boyce. 6,250  
 Walton st, n s, 280 w Marcy av, runs west 39 to Wallabout st, x west 59.6 x northeast 52.5 x northwest 10 x east 51.10 x south 62.2. George W. McChesney, assignee J. and G. Rose, Jr., to Charles E. Fell. 2,332  
 West st, e s, 50 n Sackett st, 25x100, East New York. Philip Zimmerman to Johann August Manke. Mort. \$600. 880  
 West st, e s, 225 n Broadway, 25x100, h & l, East New York. Mary wife of Konrad Kranz to Justus Hoffmann and Margaretha his wife. 1,000  
 1st st, n e s, 196.3 e 6th av, 53.8x100. William H. Jackson to Joseph A. Sykes. B. & S. 7,500  
 1st st, s s, 262 w 6th av, 18x100, h & l. Edward H. Mowbray to Wilhelmina Loesser. Mort. \$3,500. 6,300  
 1st st, s s, 136 w 6th av, 18x100, h & l. Georgie wife of Louis Brush to Ella A. Taylor. 6,500  
 1st st, also called Kent av, e s, 63.5 n South 9th st, runs east 116.4 x north 21.9 x northwest 11.6 x west 108.5 to 1st st, x south 23.7, h & l. James H. Preater to Asa C. Berry. nom  
 Same property. Asa C. Berry to Agnes E. Preater. nom  
 North 2d st, s s, 100 e Leonard st, 25x100. Joseph Baumann to Ambrose Bleicher and Eliza his wife. 6,000  
 3d st, e s, 57.4 s Grand st, 21x55.2x21x56, h & l. James Kelly to Catharine wife Thomas Canning. Mort. \$1,500. 3,700  
 4th st, s w s, 235-10 s e 5th av, 16.8x100. Thomas W. Conway to James J. Post, Goshen, N. Y. Mort. \$4,500. nom  
 4th st, e s, 81.3 s South 1st st, 18.9x106, h & l. Jane C. Holey wife of Alfred to Lydia Hoggett. Q. C. nom  
 6th st, s s, 217.8 e 5th av, 20.1x100. Julia wife of Miguel Alvarez to Fannie M. wife of Jose Pando. 3,600  
 10th st, n e cor 8th av, 297.10x100. Asabel G. Darwin, Bloomfield, N. J., to William Gillilan. val. consid  
 10th st, n s, 194.11 w 5th av, 16.8x100. Elizabeth Hutchinson to Catharine T. Fitzpatrick. Mort. \$3,500. 4,750  
 10th st, s s, 360 e 5th av, 18x100. Mary L. Leavitt to James Jack. 3,850  
 10th st, n s, 278.3 w 5th av, 16.8x100. nom  
 10th st, n s, 311.7 w 5th av, 16.8x100. Foreclos. Bernard J. York to Asa W. Parker. Morts. \$7,000 and int. from June 27, 1885. 1,300  
 11th st, n s, 295.11 w 5th av, 16.8x100, h & l. Henry R. Low, Middletown, N. Y., to Marion E. Rust. C. a. G. Mort. \$3,500. nom  
 11th st, n e s, 208.10 n w 7th av, 33.4x60.8x33.4x 60.6. Cornelia H. Sands to Thomas Corrigan. 1,250  
 13th st, n e s, 116 n w 3d av, 20x100. Mary, John and James Quilty and Edmund O'Grady to Edward Quilty. Q. C. nom  
 13th st, n s, 122 w 4th av, 21x100, frame dwell'g. Samuel Sanders, Rahway, N. J., to John Myrtle. Mort. \$1,100. 2,600  
 15th st, s w s, 176.3 s e 5th av, 25x100. The Mutual Life Ins. Co., New York, to Pauline wife of Carl Derr. C. a. G. 3,000  
 15th st, n s, 232.2 w 5th av, 12.6x100. Mathew Singer to Eva Helin. Mort. nom  
 Same property. Eva Helin and Leonard her husband to Catherine Singer. Mort. nom  
 18th st, n s, 400 e 10th av, 20x100.2. 18th st, n s, 460 e 10th av, 20x100.2. Sarah F. wife George W. Mead to Nathan Carpenter. 3,600  
 18th st, n s, 400 e 10th av, 20x100.2. 18th st, n s, 460 e 10th av, 20x100.2. Nathan Carpenter to Sarah F. Mead. Morts. \$1,800. 1,800  
 19th st, s s, 197.10 e 5th av, 25x100, h & l. Louie R. wife of George M. Decker to Elizabeth J. wife of Henry Hillmann. 3,100  
 23d st, n s, 375 e 3d av, 25x100. 23d st, n s, 275 w 4th av, 25x100. Charles J. and James White to Emma Marquiss. Q. C. nom  
 Same property. Mary wife of Matthew G. Robbins, Elizabeth, N. J., to Selina M. wife of Edward J. Beck. All title. Mort. \$800. 250  
 28th st, n s, 85 w 4th av, 30x100. Asa W.

Parker, Hempstead, L. I., to Anastasia O'Brien. 600  
 39th st, n s, 200 w 7th av, 25x123.4x25x124.4. John P. Morris to Walter W. Wilson. 1,400  
 46th st, n s, 100 e 4th av, 40x100.2. William W. and Robert M. Spence to J. Archibald Murray, New York. 700  
 51st st, n e s, 350 s e 5th av, 25x100; also lots 183 and 184, sectional map No. 1, Fort Hamilton. Janette Lalumia to Holly Lyon. 400  
 67th st, plot 3 68-100 acres, New Utrecht. James O. Lloyd, Jr., to James O. Lloyd. 1,000  
 Atlantic av, n e s, 225 n w Court st, 50x80, h & l. Douglas F. O'Brien, exr. E. Stoneall, to Joseph O'Brien. 14,300  
 Atlantic av, n w cor Prescott pl, 15x80, h & l. Christopher P. Skelton to Rebecca A. Gooch. exch  
 Atlantic av, n s, 15 w Prescott pl, 15x80, h & l. Rebecca A. wife of Camille D. Gooch to Christopher D. Skelton. exch  
 Atlantic av, n s, 129 w Bancroft pl, 17x80, h & l. Charles P. Carpenter to James A. Jenney. Mort. \$2,000. 3,000  
 Atlantic av, n s, 300 e 3d av, late Powers st, 45x 90. Foreclos. James Troy to The First Swedish Baptist Church. 7,345  
 Atlantic av, s s, 150 w Vanderbilt av, 25x100. Foreclos. John Dill, Jr., to William H. Force. 1,711  
 Atlantic av, east cor East New York av, 158.9x 57x55.4 to East New York av, x157.7, New Lots. Chester W. Collins to Mary E. Metcalf. 20,000  
 Atlantic av, n w cor Monroe st, 50.8x103.4x50x 95, New Lots. Edward F. Linton to Louisa Youngs. 1,400  
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500  
 Atlantic av, n w cor Adams st, 25.3x101.1x25 x97.7, New Lots. Edward F. Linton to Gottfried Bock. 750  
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 250  
 Baltic av, s s, 50 e Van Sinderin av, 50x100, New Lots. Marietta wife of and David J. Cummings to Robert J. Cummings. 700  
 Baltic av, s s, 75 e Van Sinderin av, 25x100, New Lots. Robert J. Cummings to David J. Cummings. 350  
 Baltic av, n e cor Jefferson st, 77.2x100, New Lots. Mary Ann Schueller, formerly Bowman, to Kate W. Cadmus. 25  
 Bedford av, e s, 80 s Madison st, 20x100, h & l. Ann J. Long to Walter Long. 1879. 5,500  
 Bedford av, late 4th st, easterly cor North 12th st, 100x100. Samuel I. Hunt to Patrick Booden. 6,600  
 Bedford av, e s, 20 s Putnam av, runs east 79 x south 20 x east 1 x south 60 x west 80 to Bedford av, x north 80. John Bode to Thomas J. Washburn. 8,000  
 Brooklyn av, e s, 120 n East New York av, 40x 94.7, Flatbush. Richard W. Salway to James Brower. 1877. in exch 1,000  
 Same property. James Brower to Morris Schwerin. 1879. nom  
 Bushwick av, n e s, as widened, 75 s e Schaeffer st, 38x75x93.4x75. Interior lots, beginning 100 s e Schaeffer st and 225 n e Bushwick av, as widened, runs northeast 150 x southeast 54 x southwest 150 to point 225 n e Bushwick av and 161.2 s e Schaeffer st, x northwest 61.2 to beginning. Interior lots, beginning 100 s e Schaeffer st and 425 n e Bushwick av, runs northeast 25 x southeast 50.7 x southwest 25 x northwest 51.7. Francis P. Fernald to Virginia A. wife of John H. Kiene. Release mort. 3,500  
 Carlton av, w s, 145 s De Kalb av, 22x100. Ernest Von Au to Charles F. Haug and Mary his wife. nom  
 Carlton av, w s, 146 s Flushing av, 24x100. Foreclos. Josiah T. Marean to Roswell El-dredge and ano., exrs. L. Abrams. 1885. 3,000  
 Cooper av, s w cor Central av, runs southwest 125 x south 100 x east 25 x south 10.9 x northeast 100.1 to Central av, x 104.8, h s & ls. Nathans Dellert to Philip Steingotter. Mort. \$4,000. 10,000  
 Clinton av, w s, 107.3 s Flushing av, 25x119. George C. Curry to Henderson Benedict. 300  
 Cypress av, w s, 50 n Grove st, runs north 50 x west 75 x north 100.1 to Atlantic av, x west 25.4 x south 145.9 x east 100, New Lots. John T. Peters to Charles Corey. 700  
 Central av, n e s, 75 n w Myrtle av, 25x100, h & l. August Seldweir to Philp Schaefer. 5,800  
 Central av, n e s, 50 n w Myrtle av, 25x100, h & l. August Sedlmeir to Ferdinand Dinkler and Augusta his wife. 6,600  
 Clermont av, e s, 62 n Willoughby av, 22x100, h & l. Division st, south cor Canton st, 77.3x33.8x 70.6, h & l. Thaddeus Firth, Jr., to Henry Treadwell. nom  
 Same property. Henry Treadwell to Ada C. wife of Thaddeus Firth, Jr. nom  
 Division av, s s, 121.6 w Wilson st, 25x65.3x26x 54.1. Clara B. wife of Adolph Obrig to Annie S. Broach. 5,750  
 Division av, n s, 25 e Berry st, formerly 3d st, 25x90x25x90.1. Charles M. Studwell to Magdalena Groh. Mort. \$5,500. 8,800  
 Division av, s e cor Wyckoff av, 25x100, New Lots. John Deterling to Julie wife of Alexander Dolatowski. 1,000  
 De Kalb av, n s, 375 e Central av, 25x24.3x25x 90.6. Elizabeth A. Williams to Wesley S. Rowland. Mort. \$575. 875  
 Franklin av, s s, 20 n Putnam av, 20x100, h & l. Albert S. Clement, Florence C. wife of and Louis Rogers, Marion C. wife of and

Charles S. West to Josephine wife of William A. Cook. 7,250  
 Franklin av, s s, 199.10x222.6x205.2x203.11, New Utrecht. Oscar R. Seymour and Lewis W. and Albert B. Aymar to Christopher Hilger. 900  
 Franklin av, w s, New Utrecht, 200x527x196x513. Oscar R. Seymour and Lewis W. and Albert B. Aymar to Harriet T. Provost. 1,179  
 Flushing av, s s, 436.2 e Delmonico pl, 25x100. John Boach to Solomon Wolf. 1,650  
 Greene av, n s, 261.7 e Tompkins av, 18.3x100, h & l. Marietta Crowell to Samuel Cardwell, Jr. Morts. \$4,500. 7,000  
 Greene av, s s, 144.5 w Franklin av, 20x118, h & l. Ellen A. Scrimgeour wife of James to Elizabeth W. Chapman. 7,500  
 Greene av, n s, 80 e Nostrand av, 20x100. Amelia Van Brunt and Rulef her husband to Ellen Jane wife of Foster Swan. Mort. \$6,000. 10,750  
 Greene av, n s, 100 e Evergreen av, 20x100. Release mort. Edwin Vandewater, exr. F. Ring, to John Deller. nom  
 Greene av, w s, 300 n Knickerbocker av, 110x75 to Myrtle av, x 110x70. Mary A. Wilson, widow, to William S. Robinson. 1,600  
 Gates av, n s, 25 e Sumner av, 80x100. Release mort. Luer Otten to Mary E. wife of Charles G. Hall. 11,504  
 Gates av, s e cor Franklin av, 21.10x76.6, h & l. Franklin B. Purdy, New York, to Henry Keale. Morts. \$15,000. 25,000  
 Same property. Henry Keale, Jr., to Franklin B. Purdy, New York. 25,000  
 Hamilton av, s e cor Coles st, 39.7x39.2x55, gore. John F. Nelson to Frederick Glazier. Mort. \$2,700. 6,500  
 Hamilton av, s w s, 191.4 n Henry st, 20x56.6x28.6x76.11. William M. Ivins, Chamberlain City of New York, to Samuel Parnson. 2,750  
 Hopkinson av, n w cor Marion st, runs north 149 to old Brooklyn and Jamaica road, x northwest 99.10 x southwest and south to Marion st, at point 95.1 w Hopkinson av, x east 95.1. Joseph C. Hoagland to Otto F. Siebold. 5,500  
 Hopkinson av, s e cor McDonough st, 20x52, h & l. Richard Powell, Westbury, L. I., to Frederick Iffinger. 1,400  
 Hopkinson av, e s, 20 s McDonough st, 40x52.9x40x52.8, h & l. Mary Powell and Richard her husband, Westbury, L. I., to Frederick Iffinger. 2,600  
 Hopkinson av, n w cor Bainbridge st, 117.6x100. }  
 Hopkinson av, s w cor Decatur st, 117.6x100. }  
 Martha Stannard, formerly Robb, Newport, R. I., to A. Stewart Walsh. nom  
 Irving av, easterly cor Magnolia st, 50x100. William H. Nicolls to Magdalena M. Brown. 4,500  
 Jefferson av. Party wall agreement. Herman Phillips with Arthur L. Mason. nom  
 Johnson av, w s, 150 w Lorimer st, 35x100. Anna R. wife of Charles Werner to Charles Sefferien. Mort. \$4,900 9,500  
 Kent av, n e s. 575.1 n w Wilson st, runs northwest 100 x northeast 102.11 x southeast 75 x northeast 6 x southwest 25 x southwest 103.7. 1/2 part. Nelson S. Spencer to Joan wife of Ferdinand Myers, Morristown, N. J. Mort \$— nom  
 Same property. 1/2 part. Ferdinand Myers to Nelson S. Spencer. Mort. \$— nom  
 Knickerbocker av, s w cor Troutman st, 25x100. Thomas Brennan to Wilhelm Elssasser and Wilhelmine Ayahse. 950  
 Lafayette av, n s, 131.3 w Sumner av, 18.9x100. Charles I. DeBevoise to Lelia A. Schnepf. Q. C. Mort. \$3,300. nom  
 Lexington av, n s, 225 e Marcy av, 25x100, h & l. Phebe D. wife of Jessie R. Hallock to Kate M. Conselyea, Springfield, L. I. Mort. \$1,500. nom  
 Lexington av, n s, 239.5 w Bedford av, 15.10x100, h & l. James W. Martens to Attaline Williamson. Mort. \$2,000. 3,850  
 Miller av, e s, 150 s Baltic av, 25x100, New Lots. Sarah J. wife of Samuel A. Livingston to Edward J. Burrowes. Taxes, assmt's, &c., from April, 1885. 1,500  
 Same property. Edward J. Burrowes to Michael McDermott. Mort. \$800. consid. omitted  
 Myrtle av, n s, 29 w Canton st, 25x100. Mary A. wife of and Thomas Hanlon to Eliza D. Heatley. Mort. \$3,000. 9,000  
 Myrtle av, n s, 96 w Fleet pl, late Carl st, }  
 } 24x100.  
 Washington av, e s, 67.3 s Myrtle av, 19.9x80. }  
 Washington av, e s, 107 s Myrtle av, 20x100. }  
 } 1-5 part. John H. Wyburn to Fannie W. wife of Rollin E. Beers. Mort. \$3,700. 5,950  
 Myrtle av, n s, 67.8 w Charles pl, 25x75.3x17x86.2. The Williamsburgh Savings Bank to Friedman A. Langenberg. Release mort. 1,500  
 Nostrand av, w s, 62.8 n Quincy st, 18.8x75, h & l. Albert R. Reeve to Rudolph Schroeder. Mort. \$2,200. 3,000  
 Norman av, s s, 75 e Eckford st, 25x95, h & l. Peter A. Meserole to Benedict Brenner. 1,800  
 Park av, s s, 240 w Tompkins av, 20x100, h & l. Charles Sefferien to Anna E. Werner. 2,700  
 Park av, s s, 205 w Marcy av, 50x100, hs & ls. Catharine wife of and George Straub to Chas. Freitag. 12,000  
 Park av, n s, 175 w Marcy av, 100x100. Release mort. Albert B. Darby and George Harper to Catharina Straub. 5,000  
 Prospect av, n s, 273 w 3d av, 44.1x43x44x47.10. Whitman Kenyon to Joseph Curtis and Milton M. Neer. 2,000  
 Patchen av, n e cor Madison st, 20x80, h & l. Ellen E. wife of Joseph J. Anderson to William Bornkamp. 5,000

Patchen av, centre line adj L. Lefferts farm, runs east 249 x north 28.8 x north 248.6 to av, x south 25. Sophia Ringshauser, New York, to John W. Warth, Jr. 2,500  
 Rockaway av, n w cor Somers st, 100x75. William H. Palmer to Nathaniel W. Burtis. Mort. \$2,000. 4,000  
 Reid av, w s, 61 n Bainbridge st, 19x75. Gulian, Theodore and James L. Ross to Rudolph Axelstrom. 3,200  
 Ralph av, e s, 80 s Marion st, 20x50. Johanna F. Sullivan to Richard W. Preston. Confirmation deed. 1,500  
 Schenck av, w s, 250 s Fulton av, 50x100, New Lots. John Bollmann to Rudolph Reimer. 1,500  
 Schenck av, w s, 125 n Baltic av, 25x100, New Lots. Joseph and Jane Kremens to Adeline McKinlay. nom  
 Same property. Adeline McKinlay, widow, to Jane Kremens. nom  
 Summer late Yates av, s e cor Madison st, 20.9 x 204.2 to Madison st, x 203.2. Emily F. Lynch, New York, to William Ziegler and Henry Weil. Q. C. nom  
 Same property. William Zeigler and Henry Weil to Howard M. Smith. Q. C. nom  
 Saratoga av, n e cor Bainbridge st, 100x557.6. Richard Major to George G. Dettmer. 20,300  
 Saratoga av, s e cor Chauncey st, runs east 568.8 to old Brooklyn and Jamaica rd, x 17.7 along road x southwest and south along land of R. McCormick to Marion st at point 95.1 w of Hopkinson av, x west 579.11 to Saratoga av, x north 200. Joseph C. Hoagland to Otto F. Siebold. 42,000  
 Shepard av, e s, 75 s Union av, 25x100, East New York. Charles E. Davis to William H. Stevens. 350  
 Same property. Julius W. Sidell to Charles E. Davis. Release mort. nom  
 Tompkins av, e s, 60 s Park av, 20x80, h & l. Katharina W. Zeiss, widow, fo Charles P. Engelbrecht. Mort. \$4,000, &c. 6,500  
 Tompkins av, 59.7 n Monroe st, 19.10x80. Mary A. wife of Adam Hill to John E. Fray. Mort. \$3,000. 4,500  
 Tompkins av, e s, 40 n Floyd st, 20x100. Mary wife of and John G. Kaiser to Sarah Reichart. Mort. \$3,000. 6,500  
 Throop av, n w cor Lexington av, 42.3x90, h & l. John McDicken to Frederick Scharf. Mort. \$4,500. 15,650  
 Union av, e s, 25 s Bayard st late Sandford st, 25x95.8x33.4x73.7. George H. Ford, New Haven, to Calvin B. Ford. 3,500  
 Same property. Calvin B. Ford, New Haven, Conn., to William V. Studdiford. 3,500  
 Vanderbilt av, w s, 61.4 s Fulton st, 18.9x100, h & l. Lucius Bradley to Mary E. wife of Henry N. Carver. Mort. \$4,500. 6,750  
 Waverly av, e s, 191.7 n Gates av, 15.2x75. Mungo Mairne to Rose C. wife of C. G. Hanks, Passaic, N. J. Mort. \$1,200. 4,500  
 Waverly av, e s, 80 n Gates av, 19.6x74.6x19.8x74.6, h & l. Rose C. wife of C. G. Hanks, Passaic, N. J., to Mungo Mairne. Mort. \$4,000. 7,000  
 Waverly av, e s, 350 s Myrtle av, 37.6x95. Keziah A. wife of Edward W. Vanderbilt to The Mutual Life Ins. Co., N. Y. C. a. G. 4,000  
 Waverly av, e s, 387.6 s Myrtle av, 37.6x95. The Mutual Life Ins. Co., N. Y., to Keziah A. wife of Edward W. Vanderbilt. C. a. G. 4,000  
 Waverly av, e s, 350 s Myrtle av, 37.6x95. Same to Samuel McKnight. C. a. G. 2,400  
 Washington av, e s, 161.6 s De Kalb av, 18.6x110. Samuel H. Cornell to John Gray. 15,000  
 Willoughby av, n s, 85 e Tompkins av, runs east 20 x north 100 x west 5 x south 5 x west 15 x south 95, h & l. Mary L. Burtis and Nathaniel her husband to Lester W. Beasley. Mort. \$4,500. 9,250  
 Willoughby av, n s, 105 e Tompkins av, 20x100, h & l. Mary L. wife of Nathaniel W. Burtis to John N. Silsbe, Jr. Mort. \$4,500. 9,250  
 Wyckoff av, south cor Linden st, 96.9x274.3 to Myrtle av, x abt 125 to Linden st, x375—fourteen lots.  
 Also Wyckoff av, Myrtle and Irving avs and Linden st to Grove st—the block—fifty lots.  
 The Williamsburgh Sharp Shooters Soc. to Paul Koch. Morts. \$10,185. 20,000  
 2d av, n cor 40th st, lots 5 to 18 inclusive, block 23 map Delaplane property. Henry L. Clarke, New York, to Robert W. Drummond. 7,500  
 Same property. Robert W. Drummond to Percy R. Pyne, Jr. nom  
 5th av, s w cor Douglass st, 40x75, h & l. George R. Brown to Francis McMahon. 28,000  
 5th av, w s, 40 s Douglass st, 40x70, hs & ls. George R. Brown to Francis McMahon. 26,000  
 5th av, s w cor Douglass st, 100x90. Release from covenant. James D. Lynch to George R. Brown. nom  
 5th av, n w s, 60 s w Douglass st, 20x90. Release mort. Charles B. Granniss, exr. C. B. Granniss, to George R. Brown. 4,250  
 5th av, w s, 80 s Douglass st, 19.6x90, h & l. George R. Brown to Francis McMahon. 13,000  
 Same property. Charles B. Granniss to George R. Brown. Release mort. nom  
 5th av, e s, 25 e Berkeley pl, 147x84.3x143.5x84.3. William Johnson to Charles Hagedorn. Mort. \$6,000. 13,250  
 5th av, s w cor 42d st, 100.2x125.  
 6th av, s e cor 43d st, 86.11x—x77.9x125. }  
 } Mary F. Van Blarcom, San Angelo, Texas, extrs. J. A. Van Blarcom, to Celeste H. Flynn. 1,500  
 7th av, e s, 20 n 14th st, 80x87.1, h & l. Thomas W. Smith to Adolphus T. Smith. Morts. nom  
 8th av, s cor 19th st, 50x100. Lizzie Oakley to Catharine Garrison. 700

Interior lot on centre line block bet 10th and 11th sts at point 150 e 6th av, 37x445.9x40.7 x445.9. Thomas Jack to Thomas Corrigan. 2,000  
 Interior lot, 100 s Prospect pl and 121 e Rogers av, runs south 27.9 x east 42 x north 27.9 x west 42. Horatio G. Knight, Easthampton, Mass., to Adolph Zeidler. Correction deed. 150  
 Interior lot, 100 s Prospect pl and 100 e Rogers av, runs south 27.9 x east 21 x north 27.9 x west 21. Horatio G. Knight, Easthampton, Mass., to John Behren. 75  
 Interior lot 80 n Bergen st, x 17.6 from 6th av, runs west 17.6 x south 2x17.6x2. Thomas Pitt to Jacob Steiner. 250  
 Lots 75, 98, 373, 379 and 515, as well as letter D map J. Meserole farm, &c, James N. Balston and Abigail M. his wife to Sarah E. Dougherty. Q. C. and release dower. nom  
 Newtown road, n s, 156 e Smith st, 54x62x33x70. Felix Devlin, exr. Ann Devlin, also individ., to Edward M. Wunder. 5,500  
 Plot at New Lots, 2 acres 3 roods and 18 perches on mill-pond and creek of Vanderveer. Cornelius J. Bergen to Henry L. Rapalje. 100  
 Plot of land at New Lots, 290 s road leading from New Lots to Flatbush. Henry L. Rapalje to Simon Rapalje. nom  
 Appointment of Walter L. Wellington and George P. Slade as trustees of estate of John B. Hutchinson, dec'd, by Ruthy B. Hutchinson, remaining trustee.  
 General assignment. John and George Rose, of J. Rose & Co., to George W. McChesney. nom

MORTGAGES.

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

NEW YORK CITY.

MARCH 12, 13, 15, 16, 17, 18.

Algie, David B., to Nathan Murdough and J. Henry Duffell of Murdough & Duffell. 9th av, s e cor 68th st, 100.5x150. Feb. 30, 15 days. \$2,000  
 Aldhous, Frederick, to Caroline wife of Charles Mayne. 123d st. P. M. Mar. 15, 1 year, 5%. 16,000  
 Adrian, Michael J., to Simon and Maurice M. Sternberger, exrs. M. Sternberger. 8th av, 125th st, 126th st. P. M. Mar. 15, 1 year, 5%. 75,000  
 Adams, Cornelia M., wife of and Jedediah E., to George E. Chisholm, College Point, L. I. 17th st, No. 238, s s, 328 e 8th av, 17.6x84. Mar. 15, 5 years, 5%. 7,000  
 Aub, Emma, wife of Albert, mortgagors, with Thomas F. I. Goddard et al., trustees J. C. Brown. Extension of reduced mort. at reduced interest. Feb. 28. nom  
 Ackerman, Theodora A., wife of Cornelius A., Jersey City Heights, Joseph L. and Sutherland G. Taylor to Elizabeth R. Taylor. 126th st, n s, 187.6 w 7th av, 12.6x99.11. Mar. 18, 6 months. 575  
 Baxter, Emily W., Pleasantville, N. Y., to Anne Seguin. 125th st, n s, 130 e 5th av, 15x99.11. Mar. 18, 5 years, 5%. 1,000  
 Brittingham, Frank A., Mt. Vernon, N. Y., exr. R. M. Russell, and Mary E. Russell, widow and devisee of R. M. Russell, to HARLEM SAVINGS BANK. 122d st, s s, 250 e 2d av, 25x100.11. Mort. \$1,200. March 18, 1 year, 5%. 800  
 Bradhurst, Charles C., to Robert L. Cutting, exr. G. Cutting. 41st st. P. M. Mar. 17, 3 years, 5%. 5,000  
 Budde, Christiana A., widow, to John G. Dautel. Courtlandt av, e s, 25 n Gouverneur st, 25x100. Mar. 1, 3 years, or installs, 5%. 900  
 Bailey, Linus H., Brooklyn, to The American Bible Union, trustee under will W. C. McIntosh, dec'd. 8th av, w s, 52 s 99th st, 28.8x100.2. Mar. 16, 3 years. 8,000  
 Barney, Lilly W., wife of Charles T., to Alfred M. Hoyt et al., exrs. J. Hoyt. 55th st, s s, 200 e 5th av, 33x100.5. Mar. 9, 3 years, 5%. 65,000  
 Belcher, Eliza K., wife of Henry W., mortgagor, with Ellen F. Brooks. Agreement extending mortgage. Feb. 9.  
 Same with same. Agreement extending mortgage. Feb. 9.  
 Benedict, Ruth W., wife of Robert C., to Henry L. Young, Poughkeepsie, N. Y. 83d st, s s, 143 w 8th av, 17x102.2. Mar. 16, 3 years, 5%. 12,000  
 Bernstein, Adolph and Anna his wife, to Eliza Lesieur, extrs. J. B. Lesieur. Lafayette pl, w s, 172.8 n 4th st, 23.4x137.6. Mar. 15, 5 year, 4 1/2%. 16,000  
 Bissell, Florence W., to Mary A. Davis. Nassau st, w s, 82.11 s Fulton st, 25x108x25x109.2. Mar. 12, due Mar. 15, 1888, 4 1/2%. 16,000  
 Brown, Alexander, Philadelphia, to John A. Brown, Jr., and ano., trustees of Isabel B. Cox. 30th st, No. 3. P. M. Mar. 10, 5 years, 5%. 46,100  
 Browning, Harry C., Brooklyn, to Selig Steinhardt. 1st av. P. M. Feb. 27, due Sept. 1, 1886. 6,800  
 Same to same. Same property. Building loans. Feb. 27, due Sept. 1, 1886. 14,000













Nolan, Thomas. 493 Park av....H. Koehler & Co. 3,000
St. John, F. 111 4th st...O. Huber. (R) 338
Sutton, Charlotte J. 794 Fulton st....Brunswick Balke Collender Co. 375
Ward, J. 66 Graham av....Danenberg & Coles. 800

HOUSEHOLD FURNITURE.

Brandow, Mrs. Oleva. 178 Sands st....I. Mason. 191
Baldwin, Julia S. and H. A. 44 Monroe pl....A. J. Steers. 200
Carey, J. S. 464 Bedford av....J. J. Coogan. (R) 450
Clark, R. 641 Pacific st....Krakauer Bros. Piano. (R) 170
Crawford, M. 54 Concord st....L. Z. Murray. 170
Darcy, Michael. 137 Newell st....A. Schulz. 123
Dills, M. F. and J. Y. 1134 Fulton st....A. J. Steers. 500
Dolan, Mary. 23 Walcott st....L. Z. Murray. 142
Emmis, Mrs. Mary. 353 Hicks st....I. Mason. 194
Embleton, Mrs. Ann M. 33 Dodworth st....Anderson & Co. Piano. 305
Fischer, Mary. 961 De Kalb av....Epstein, Kantrowitz & Co. 252
Flynn, E. S. 74 1/2 Conselyea st....J. Mullins. 244
Finley, Clarissa P. 489 and 491 Clason av. F. W. Von Stade and ano., trustees S. B. H. Judah. secures rent 132
French, James. 308 Bedford av....Jordan & M. Gifford, F. S. 103 Harrison av...C. Traum. 208
Hankins, Mrs. Leo. 471 Park av....Alexander Bros. 241
Haines, O. G. 160 3d av....L. Z. Murray. 150
Hartfield, C. W. 78 Rogers av....Ellen M. Creegan. Piano. 150
Hunter, J. B. 382 St. Marks pl....E. Rogers. (R) 200
Jermain, Mary A. 364 Graham av....A. Schulz. 446
Johnson, Cath. J. 393 15th st....Ellen M. Creegan. 100
Johnson, Helen M. 67 St. James pl....J. A. Eaton. 455
Latour, W. 793 Hancock st....L. Z. Murray. 212
Louden, M. A. 356 Graham av....Jacob Bros. Piano. 290
Leonard, Owen. 193 Smith st....F. I. Taylor. 185
Mahr, Mrs. Mamie. 15 East 7th st....Alexander Bros. 100
MacCabe, A. 212 Gold st....Epstein, Kantrowitz & Co. 151
Morrison, J. H. 395 Court st....J. Mullins. 150
Odenwald, J. H. 586 Dean st....L. Z. Murray. 188
Pratt, R. P. and Adelaide. 294 1st st....A. J. Steers. 180
Saunders, R. P. 765 Quincy st....E. M. Creegan. 120
Sharkey, A. G. Gravesend....E. D. Phelps. Piano. (R) 130
Sanford, M. E. 388 Waverly av....L. Z. Murray. 110
Sheldon, W. R. 112 Hicks st....A. J. Steers. 300
Smith, Ella. 537 Atlantic av....L. Z. Murray. 118
Stanley, Eliz. 909 Bushwick av...Krakauer Bros. Piano. (R) 190
Schwaner, F. 59 Graham av....J. Werner. Butcher Shop. 200
Tonnele, Mary E. and L. J. 389 Union st....A. J. Steers. 235
Trawnick, A. 67 Moore st....J. Dolger. 82
Venable, Caroline C. 100 Rodney st....A. Schulz. (R) 162
Unser, Annie. 20 Locust st....Krakauer Bros. Piano. 200
Williamson, Caroline. 58 Adelphi st....T. Martin. Piano. 65
Weisel, P. and Clara. 26 Adams st....W. Battermann. 179
Wisman, J. H. 305 15th st....Cowperthwait & Co. 256

MISCELLANEOUS.

Arnsberger, John C. 1434 Broadway...C. Schuchhardt. Butcher Shop. 300
Atherton, H. Cor Central and Magnolia avs...Archer Mfg. Co. Barber Chair. 177
Bahr, Henry. 679 Grand st....A. D. Puffer & Sons Mfg. Co. Generator. 175
Bredemeier, William. 72 Commerce st....N. Langler, Tools, &c. (R) 80
Blauvelt, Wm. A. 686 Atlantic av....Mosler, Bowen & Co. Safe. 55
Coats, T. 92 Nevins st....C. H. Cone. Fish Market. 350
Cobb, D. B. Imlay, Summit and Van Brunt sts...D. D. Craig. Machinery. 6,717
Conselyea, Wm. 308 Tompkins av....J. P. Conselyea. Dry Goods, &c. 1,000
Cooke, J. T. 249 Atlantic av....Hall's Safe & Lock Co. Safe. 40
Desmond, T. 444 Columbia st....M. McKeon. Horses and Carts. 3,500
Dinsmore, J. 84 Sandford st....Vollkommer & Co. Horses, Wagons, &c. 1,110
Doyle, C. H. 174 Prospect st....W. B. Davis. Horse. 100
Demarest, C. B. 94 1st st....P. Prybil. Machinery. 274
Diem, C. 82 4th av... Marvin Safe Co. Safe. 40
Firro, Carlo. 39 Union st....S. S. Brumley Sons & Co. Wagons, &c. 200
Foehl, Charles. 5 and 7 McKibben st....F. Rippe. Machinery. 50
Fink, H., and C. Kruger. 213 Maujer st....A. Groh. Truck. 125
Gilluly, F. 90 3d av... N. Langler. Tools. (R) 110
Hammill, John. 65 Grand st...Roberts, Collin & Co. Fixtures. 200
Harris, Samuel. 52 De Kalb av...N. Langler. Truck. (R) 60
Hall, J. D. 263 Sumner av...M. P. Griffin. 75
Harvey, J. 480 Atlantic av...W. H. Butler. Safe. 100
Jacobson, Elizabeth. 193 Steuben st....D. Jacobson. Cigar Store. (R) 900
Jeffery, T. B. P. Barrett. Wagon. 32
Kleemann, C. J. and Johanna. 240 Court st...C. W. Bartsch. Drug Store. 800
Le Donne, N. 173 4th st....J. Weis. Barber Shop. (R) 55
Ludwig, V. 176 Fulton st....Marvin Safe Co. Safe. 90
Martenhoff, J. H.... Marvin Safe Co. Safe 72
Murray & Evans...P. Barrett. Wagon. 95
Reinsch, F. W. 126 Meserole av....Archer Mfg. Co. 57
Rowland, W. S. 853 Broadway...M. J. Henderson. Horse, Wagon, &c. 325
Renton, F. A. Cor West and Milton sts...Alice D. Blauvelt. Machinery. (R) 3,500
Simonson, H. J. Cor Waverly and De Kalb avs...J. Cunningham Son & Co. Carriages. 790
Sherck, Saml. 230 Myrtle av....L. Sherk. Cigar Store. (R) 1,500
Smith, J. B. 10 Clay st....H. C. Barry. Horses, Wagons, &c. 2,000

Steinbrecher, Gertrude. 1924 Fulton st...H. Nieland & Son. Butcher Shop. 200
Steinboeuser, Magdalena. 565 Vanderbilt av...F. Michel and A. Wick. Bakery. 500
Schiller, J. G. 335 Manhattan av...B. Heindol. Bakery. 400
Scotts, J. 104 Navy st... Marvin Safe Co. Safe. 54
Silkworth, A. W. 261 Manhattan av. Marvin Safe Co. Safe. 60
Simpson, Alexander. 148 Manhattan av...J. Simpson. Furniture and Fixtures. 500
Smith, J. W. 451 6th av...Archer Mfg. Co. Barber Chairs. 140
Tarr, Edwin. 405 5th av...G. G. Dutcher. Engine, &c. (R) 50
Vogel, C. F. 90 4th av... Marvin Safe Co. Safe. 40
Wilson, W. M. 80 Irving pl... Mosler, Bowen & Co. Safes. 55
Winthrop, F. W. 311 Division av...A. & J. Wolf. Horse, Wagon, &c. 125
Wood, Frances L., and N. P. Rooks. Clinton st. w. s. 198 a Pierpont st... Hannah Easton. Lot, Building and Machinery. 13,500
Yungren, P. E. 36 Dikeman st...P. Martin. Stock, Gear, &c. 350
Young, F. East 3d st. New York... Hutchinson & Hall. Horses, Trucks, &c. secures advances and 500

BILLS OF SALE.

Bischoff, H. N., to G. Grafenstein & J. Niemann. Grocery Store, 147 Hudson av. 1,250
Cammerer, Charles, to Mary Erhard. Butcher Shop, 942 Atlantic av. 200
Grafenstein, Gustav, to W. I. Weidersun. Grocery Store, 147 Hudson av. 500
Higgins, Eliz. and Dan, to Simon Wrynn. Saloon, 87 5th av. 1,100
Helfenstein, Henry, to Ernest Augustin. Bakery, 536 Broadway. 700
Jacobs, Jonas B., to John A. Casey. Machinery and Fixtures, n w cor Delevan and Richards sts. 4,000
Nibloch, Wesley M., to Samuel Nibloch. Furniture, 38 and 40 Concord st. nom
Oelkers Brothers, to Henry and William Bruning. Store, 280 Tompkins av. 1,400
Patterson, Thomas, to Adolph Kaufman. All partnership, property, &c., 151 South 4th st. Quinn, John, to John Hefferman. Saloon. 561 Court st. nom
Wiedersun, William J., to Gustave Grafenstein. Stock, &c., 147 Hudson av. 500

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.

Mar.
12 Allen, George W. - E. H. Benn costs 582 58
13 Anderson, John C. - M. L. Tuller. 67 30
17 Aspell, G. S. - Tradesmen's Nat. Bank, City N. Y. 1,541 16
17 Alger, George - R. M. G. Dodge. 3,383 90
17 the same - the same. costs 90 45
17 Ashcroft, John - C. V. Kip. 1,803 91
17 Adams, James M. - Daniel Katz. 76 64
17 Arkenburgh, Oliver M., as guard, &c. - Helen A. Babcock, as trustee costs 109 20
12 Brueck, George - Isaacs Hays. 459 32
12 Barrow, John E. - A. M. Wright. 404 70
13 Brady, Mary - Julius Rayner. costs 109 11
13 Brandon, Olga - George Green. 34 75
13 Bolan, Flora C. - D. C. Otis. 199 87
13 Barnett, Clarence - E. L. Oppenheim. 169 00
13 Brower, John L. - Ephraim Howe. 243 20
13 Busky, Samuel - William McCarthey. 164 86
15 Bucher, Joseph - A. G. Marshuetz. 232 35
15 Bouton, Charles - C. L. Woodbridge. 155 15
15 the same - Henry Neuman. 835 10
Buermann, Charles }
Buermann, August } Era Buermann 872 15
Buermann, Henry }
Boelkow, Louise }
15 Bliss, Archibald M. - H. S. Leland. 359 40
15 Bruce, Sanders D. } H. C. Andrews, } as receiver 18,319 48
15 Binns, George }
15 Brooke, Charles W. - M. K. McBride. 133 93
16 Bouton, Edwin - Robert Magrath. 584 89
16 Burke, John - W. H. H. Robinson. costs 222 16
16 Bond, William - J. K. Tod. 11,885 23
16 Bauer, Solomon - Fire Dept City N. Y. 59 50
17 Booth, George C. - J. L. Jarvis. 614 51
17 Bell, George H. - C. V. Sass. costs 32 79
17 Bencke, Herman - First Nat. Bank, N. Y. 597 16
17 Burnham, Elizabeth A. - Gilbert & Barker Mfg. Co. 727 07
18 Boyd, Edward A. } A. D. Brogan. 3,722 62
18 Boyd, George H. }
18 the same - the same. 955 08
18 Birot, Hypolite - J. P. Icard, as exr. 234 15
18 Bermingham, Edward J. - Brinkerhoff Myers. 685 37
18 Buckley, John - E. S. Jaffray. 1,836 95
18 Barnes, C. L. - Manhattan Hotel Co. 1,154 81
18 Bertscher, Greogne - Andreas Dieringer. 85 90
19 Belden, Henry, Jr. - J. W. Hart. 2,201 44
19 Breakspear, William H. - E. C. Ripley. 69 16
19 Brennan, Thomas - J. McCune. 1,409 97
19 Busch, Anton - Jacob Gans. 168 18
19 Blunt, Edmund - Elmer Barrett. costs 202 57
194 Balcom, Edward E. - R. N. Hazard. 42 50
19 Boyce, James, Jr. - R. S. Masterton. 256 00
124 Clements, Mary - Margaret Mullin. 25 37

13 Crowley, Richard - Samuel Budd. 116 36
13 Carey, George J. } G. W. Robinson 1,239 97
13 Cassidy, James }
15 Coventry, Frank - Tillie Astfalk. 66 50
15 Chadwick, Helen - L. M. Bates. 1,058 15
15 Cormier, Francis - Chauncey Stevens. 210 94
15 Crosby Hiram B. - Charles Schlesinger. 303 70
15 Cohn, Aaron B. - H. C. Andrews, as recvr. 18,319 48
15 Cook, Charles W. - Nat. Park Bank N. Y. 5,146 14
16 Connick, Andrew J. - Robert Magrath. 584 89
16 Clarke, Michael - Emile Kahn. 324 06
16 Clark, Terrence - Owen Clark. 370 88
16 Clarke, Charles S. - Trows Printing and Bookbinding Co. 405 77
16 Collins, Mary - Philip Duffy. costs 147 02
164 Carrington, Hannah - J. E. Kaugharan. 84 55
16 Clements, Butler Lee - E. S. Clinch. costs 62 72
17 Cummings, Martin J. - Samuel Schiff. 20 78
17 Cohen, Morris - Second Avenue R. K. Co. costs 362 14
18 Christman, Charles H. - Merchants' Nat. Bank, City N. Y. 647 91
18 the same - the same. 1,479 17
18 Combs, Robert M. - F. O. Herring. 131 41
18 Conkling, Frederick A., as recvr. of Aetna Ins. Co. - J. L. Douglass. 180 13
18 Cary, George W. - J. A. Robinson. 367 64
18 Cohen, Gustav - C. A. Seddon. 72 40
18 Cohen, Julius - Henry Chuck. 112 77
18 Conyne, Peter - G. A. Morrison. 108 02
19 Cunningham, William - A. S. Fitch. 1,607 04
12 Dalton, Thomas - John Herrie. 192 30
15 Dorn, Leopold - C. L. Weeks. 381 85
15 Dennis, George H. - F. A. Mabie. costs 107 67
15 Downer, Ivory H. - J. W. Newbery. 69 59
15 De Graaf, Henry P. - G. P. Kinne. 623 22
15 Duke, John - George Ferguson. 239 53
15 Dillon, Matthew F. - Benoit Wasserman. 103 47
16 Deering, James A. - Sarah M. Starr. costs 142 47
16 Dexter, Samuel P. - Fanny Rosenthal. costs 172 89
16 Del Gaizo, Pasquale - Theodore Erans. 159 06
17 Dalton, Patrick - Frederick Buttlinger. 552 97
17 Delany, John - J. E. Nichols. 2,199 02
19 Denman, Richard N. - J. H. Jacobus. 2,234 98
19\* Degnan, James - William Ellison. 172 20
15 Everard, Eleazer - E. C. Hazard. 195 39
15 Emerich, Philip - Richard Heckscher, Jr. 657 77
15 Englehardt, Jacob - John Quinlan. 434 91
17 Edelman, Simon - Ida Mayer. 359 85
17 Fascher, J. Henry - W. H. Thorne. 395 80
13 Finn, Michael - A. H. Sonn. 81 73
13 Fuller, H. Emery - Henry Allen. 255 81
15 Friedman, Florian - W. H. Moyer. 134 37
16 Ferguson, William - Louis Megroz. 3,803 09
17 Fuller, Clarence E. - F. D. Steck. 337 08
18 Foulke, Theodore - Ann Farrelly. 12,106 98
18 Forsyth, William - J. Brennan. 70 10
19 Foster, Charles - Augustus Lamfers. 226 61
19 Flynt, James B. - E. C. Ripley. 69 16
19 Flanagan, Laurence - Patrick Carroll. 264 28
19 Friedrich, Elenora - John Eichler. 1,118 83
12 Glade, Charles - Christopher Swezey. 192 29
13 Gierke, Herman - East River Nat. Bank, City N. Y. 1,419 95
13 the same - the same. 1,381 50
13 Gifford, Nathan - W. S. Williams. 4,749 49
13\* Gilligan, John - A. H. Sonn. 151 34
15 Gill, Robert - Raphael Levy. 104 50
15 the same - the same. 59 50
15 Greenthal, Hannah } Ernest Eberle 493 03
15 Greenthal, Robert }
16 Granbery, David W. - Ernest Ludeke. 780 86
16 Goldsmith, Lewis K. } Cheney Brds. 631 91
16 Goldsmith, Mark K. }
16 Goldstein, Philip - Simon Danzig. 10,098 13
17 the same - R. G. Salomon. 5,080 47
17 the same - the same. 2,090 97
17 Gardner, William - Robert Morgan. 502 87
17 Granbery, David W. - Nat. Park Bank, N. Y. 870 95
18 Guyer, Christopher - Andrew Spring. 168 47
18 Goldstein, Abraham - William Salzbacher. 3,403 89
18 Gaillard, Ellen N. - Andrew Lester. 558 51
12 Hartel, Joseph, the surviving partner of Hertel & Co. - Henry Wilkens. 119 85
12 Hall, Hayden H. - F. W. Gade. 68 74
12 Howard, William - J. P. Rogan. 1,103 88
13 Ham, John C. - Elihu Spicer. 272 83
13 Hageman, Christian, doing business under name of Houghton & Co. - John Stanley. 120 20
15 Hulbert, Katharine H. B. - First Nat. Bank, of Ballston Spa. 512 04
15 the same - the same. 1,745 49
15 Henderson, Andrew - Chauncey Stevens. 210 94
15 Hutchinson, William J. - C. A. Hotchkiss. 6,945 21
15 Howe, Benjamin - Nat. Park Bank, N. Y. 5,146 14
16 Hall, Bolton - Ernest Ludeke. 780 86
16 Hamilton, Mary L. - C. R. Leaycraft. 5,346 91
16 Hammerstein, Malvina - N. Y. Metal Exch. 213 78
16 Harris, Alice W. } Leander Brink. 571 79
16 Harris, Samuel L. }



Table of names and amounts, including entries for Cornier, Francis C. and Francis-Robt. I. Brown, Corwin, Seth M., Cavanaugh, Michael-H. A. Douglass, Cordes, William - Heissenbottel, Nearing & Co., Clyne, James - People of the State of N. Y., Collaghan, Mary - Wm. A. Tyler, Conway, dec'd, Cath., the admr. of - Annie Hickey, Delany, John - Jas. E. Nichols et al., Davis, Edward - People of State of N. Y., Dalton, Patrick - F. Buttlinger, Ellory, Eugene - Geo. W. Matthews, Friedman, Rachel - H. Levy, French, Henry - E. Vallay, Freese, Ferdinand - J. E. Heissenbottel & Co., Folconer, Cath. J. S. and Isabella J. - Wm. H. Macy, Green, Chas. W. - J. Bindrim, Gesell, Philip - J. Dolgner, Herrman, George - A. Clafin, Horwitz, Solo - Jas. E. Tighe, Henderson, Andrew J. - Robt. S. Brown, Hufnagel, Henry - R. H. Desmond, Hirsch, Jeanette - G. Stannard, Herman, Geo. G., Hyde, Walter L. - S. D. Patterson, Holmes, William - Levi H. Man, Knee, Jennie - Geo. F. Secor, Kuck, Albert C. - P. A. Normandean, Kennedy, Joseph - L. M. J. Valiquet, Lawrence, Fred'k M. - H. Mason, Lowey, Frederick - Railway Age Pub. Co., Lewis, Thos. C. and James - L. M. J. Valiquet, Larkin, John - Jas. H. Watson, Lempert, Henry, sued as Henry Lemppert - H. W. Erichs, Marx, John (Jno. fictitious) - N. Hutkoff, Marx, George - W. W. Rope & Co., McCarty, Bernard P. A. - Phenix Ins. Co., McCabe, John J. - H. Tickeissen, Muller, Robt. B. - Thos. D. Eadie, Mills, J. Morton P. - Ninth Nat. Bank, City N. Y., McGibney, John - Mary Morgan, McKenna, John - Jos. Berlage, Nann, Elizabeth J. - People of the State of N. Y., Overton, Chas. E. - A. Cartis Bond, Parisen, Geo. and Mary - Mary L. Furness, Pine, Chas. H. and Geraldine M. - Mary M. Heath, Potter, Samuel P. - R. A. Welsford, Pettee, Lyman F. - Homan & Bunnell, Quinn, John J. - Pat'k Brennen, Redfield, Jas. H. - Benj. F. Smith, Reis, Joseph - Wm. Ulmer, Rose, John and George, Jr. - H. Patton, assignee, Ropes, Reuben W. and Ripley - Jas. B. Colgate, Sutherland, Kenneth - M. McInerney, Smith, Samuel Greenwood - H. Mason, Sahler, Bernhard - R. H. Desmond, Streater, William H. - Delafield & Haviland, Sherlock, George - McShane & Knight, Sandford, Chas. H. - S. B. and C. E. Potter, Sargent, Francis P. - C. S. Van Nortwick, Stanley, Thos. H. - C. B. Keogh, Stumpf, dec'd, M., the admr. of - P. Engel, Scherpich, Ferdinand - A. S. Miner, admr., Tompkins, Nathaniel - Jos. Ross, The admr. of M. Stumpf, dec'd - P. Engel, The Atlantic Av. R. R. Co. - Wm. H. Brown, The admr. of Cath. Conway, dec'd - Annie Hickey, Tierney, Edward - Wm. Biggs, Underhill, William P. - F. Bannerman, Wachschrager, Hugo - W. W. Rope & Co., Wenke, Henry - Geo. Goulet, Wilson, Lemuel H. - S. D. Patterson, Wilson, Amos - People of the State of N. Y., Walker, John - E. Mulford Dunu.

SATISFIED JUDGMENTS.

NEW YORK.

March 13 to 19-inclusive.

\*Alexander, Sarah - People of State N. Y. (1885).

Table of names and amounts, including entries for Anderson, Edward F., Bassett, George F., Bassett, Ed. F., Cross, Wm. H., Armstrong, Harriett C., Bedlow, Edward A., Bedlow, Henry, Bedlow, Alfred, Beecher, Maria P., Eudd, Palmer - Harriett Burnett, Boessneck, Max - Gabriel Schwab, Blair, John J. - The J. L. Mott Iron Works, Burdett, Charles P. - Fourth Nat. Bank, Boell, Charles P. - Sophie Rosenberg, Becht, Julius - Israel Bower, Birdseye, Lucien - Wm. Cornell, Crossett, Henry B. - D. C. Oldenborg, Coar, John - W. N. Harvey, Costello, Wm., exr. of - P. N. Oakley, Chapman, George M. - H. W. McAllister, Connor, Patrick - H. J. Ehlers, Same - Louis Wilkens, Same - Sam. Evans, Crossett, Henry B. - Thos. Cochrane, Same - W. H. Cobanks, Coulter, Henry and Mary A. - Israel Bower, Same - Israel Bower, Dally, Wm. - Dep't of Buildings, Everard, James - Mayor, &c., N. Y., First Baptist Church in Harlem - Wm. Paul (M. V. D. Cruslerley, by assign.), Gaedeke, Wm. A. - Julius Rayner, Gerken, Henry - Michael Kimmelstiel, Goode, Michael, as Marshal - E. F. O'Dwyer, Haines, Francis W. and Napoleon, Jr. - F. B. Van Siclen, Heil, John F. - F. B. Van Siclen, Hellwig, Maurice - H. E. Heppe, Johnson, Julius, Caroline, Marie S. and Christian - Alex. McSorley, Johnson, Samuel E. - J. C. Rankin, Jr., King, Thomas S. - Hugh Blesson, London, Ed. F., Metcalf, George, Lamson, Albert C. - J. B. Brewster, Lincoln, Catharine R. - N. Y. Floating Dry Dock Co., Laux, Johanna F. and John - Helena Miller, Lloyd, Thomas, Magnus, Emile, Jr., Miller, John H. - Fire Dept. City N. Y., Murray, Wm. - C. W. Schumann, Marx, George - Albert Hammacher, Moore, John De Vells - J. W. Sackett, Marsland, Richard - Bradley & Currier, Marvel, Wm. D. - Chas. Stewart, Norton, Enos H. - A. P. Creque, O'Reilly, Daniel - James Hayes, Oberteuffer, Reece M. - Sophie Rosenberg, O'Neil, Maria F. - Fanny E. Hoertel, Platt, Henry M., et al., exrs. of George W. Platt - J. M. Smith, recvr., Phenix Ins. Co. - J. J. Bernard, Pike, Daniel and Arthur M. - Wakefield Rattan Co., Prime, Edward, Edward, Jr., and Nathaniel - Jos. Richardson (J. A. Strymer, by assign.), Pond, Samuel G. - Fourth Nat. Bank, Protzman, Caspar - Eva Oerter, Rosenberg, Abraham - People of State N. Y., Rankin, Wm. - Shubel Kelly, Second Nat. Bank of City N. Y. - Lillie M. Austin, admr., Shelly, Charles C. - G. H. Morrill, Schwarzer, Joseph - John Walsh, Scott, Vincent J. - W. C. Glines, Same - M. Fleischmann, Simpson, Samuel F. - T. O. Le Roy, exr., Sherman, Wm. P. - H. E. Heppe, Second Av. R. R. Co. - E. A. Klein, Tuska, Alonzo L. - M. S. Sole, Thorn, Columbus W. - C. M. Everts, Wells, Wm. H. - Bradley & Currier, Woodhouse, Claiborne O. - J. J. Astor, Wachschrager, Hugo E. - Albert Hammacher, Woolworth, Charles D. - F. T. Walton, White, F. P. - Isaac Walker, Weinmann, John - Sophie Rosenberg, Yost, Caroline L. M. and Abraham - A. P. Creque.

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

KINGS COUNTY.

March 13 to 19-inclusive.

Table of names and amounts, including entries for Barth, Ulrich - Mary F. McCain, Bartlett, Edward B. - Albert C. Woodruff and Henry T. Nichie - E. Osborn, Bartsch, Charles - C. H. Tiebout, Bajer, Paul - C. Figue, assignee, Birdseye, Lucien, impld with D. P. Baker and Wm. Bay - W. Cornell, Connor, Patrick - L. Wilkens, Same - H. J. Ehlers, Same - S. Evans, Same - J. J. McCrum, Crossett, Henry B. - T. Cochrane, Field, Eliza, as admrx. James Field - Annie Murphy, Same - John Field, Same - A. W. Gleeson, Same - B. Meyer, Same - O. Frisbie, guard.

Table of names and amounts, including entries for Same - G. T. Lindsay, Same - H. A. Braun, Hancock, William - J. Snyder, Monjo, Domingo M. - Kate F. Monjo, O'Brien, Daniel - E. Stern, Post, Virginia - L. Schelling, Ross, William - J. Deringer, Schellenberg, Benjamin - J. St. John, Schinck, Wilhelmina - H. D. and W. A. Southard, Same - same, Wells, William H. - Bradley & Currier, Williams, Elizabeth A., and Wesley S. Rowland - W. S. Rowland, assignee.

MECHANICS' LIENS.

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

NEW YORK CITY.

Table of names and amounts, including entries for Mar. 13 Forty-third st., Nos. 225-231 E., n s, bet 2d and 3d avs, 4 houses. The Repanno Chemical Co. agt James Williams, contractor, and Elizabeth Geoghegan, owner, \$12 86, 13 East Broadway, No. 94, L. s, abt 236 e Market st, 25x100, Adam Lohr agt Solomon Jacobs, owner and debtor, 2,872 80, 13 One Hundred and Sixth st., No. 49 W. n s, 125 w 9th av, 25x100.11, Lowerre Bros. agt Thomas McCarty, owner, and Shaughnessy & Porrest, contractors, 144 89, 15 One Hundred and Fiftieth st, n w s, 10th av. See Lien. Wm. Brooks agt Joseph Louth & Co. owners, 171 00, 15 One Hundred and Fourth st, No. 179 E. n s, abt 125 w 3d av, 20x100.11, Manchester & Philbrick agt John H. Hahn, owner, and Thomas Cogan, debtor, 106 00, 16\* Eighth av, n w cor 23d st, abt 50x100, T. J. Reynolds agt George W. White, H. Josephine Wilson and Daniel T. Atwood, 581 40, 16 Ninety-second st, Nos. 17 and 19 E. n s, abt 204.5 e 5th av, 51.1x100.8, Mead, Mason & Co. agt Isaac and Samuel Untermeyer, owners and debtors, 8,487 00, 16 Twentieth st, No. 404 E., s s, 100 e 1st av, 23 6x92, N. Y. Roofing Co. agt Arno Heerwagen, owner, and Deacon & Beecher, contractors, 208 50, 16 One Hundred and Sixth st, s s, 120 w 4th av, 3 houses, John Knulberg (Jonson Foundry and Machine Co., by assign.) agt Catharine McGillivray, owner, and Hugh McGillivray, contractor, 300 00, 17 Seventy-first st, No. 527 W., n s, bet 10th and 11th avs, Henry Petersen agt Myron H. Oppenheim, owner, and G. Reiman, exr. contractor, 58 55, 17 Forty-first st, No. 945 E., n s, bet 1st and 2d avs, David Fitzgerald agt John J. McDonnell, owner and contractor, 199 00, 17 Fourth st, No. 235 W., e s, abt 25 n West 10th st, 27x100, Wm. W. Horton agt James McKeown, owner, and McBride & McKeown, contractors, 250 00, 18 Sixty-eighth st, s e cor 9th av, 150x100, Peter Doyle agt David B. Algie, 10 05, 18 Mt. St. Vincent, Central Park, Samuel H. Bailey agt Patrick McCann, debtor and lessee, 656 18, 18 One Hundred and Twenty-third st, Nos. 124, 126 and 128 E., s s, 240 e 4th av, 75x100.11, The N. Y. Lumber and Wood Working Co. agt Morris and Abraham Schneider, owners and contractors, 4,000 00, 19 Eighty-third st, s s, 35 e 10th av, five houses, Mahoney & Watson agt Mary Jane Coar, owner, 1,317 00, 19 Twentieth st, No. 404 E., s s, 96 e 1st av, 23.6 ft front, John Nesbit & Sons agt Arno Heerwagen, owner, and Martin E. Deegan and Cornelius Beecher, contractors, 603 15

\* Editor RECORD AND GUIDE: The material delivered for which above lien was filed was bought of George W. White, payable in ninety days, said Atwood and Wilson being entirely ignorant of said Reynolds in the matter, never having as yet seen him or corresponded with him. The amount for which said lien was filed will not be due for at least sixty days hence. If such a lien can be enforced, builders would have to trace every purchase of lumber back to the original owner of the trees and every brick to the maker ere he would feel secure in paying for the same. D. T. ATWOOD, R. WILSON.

KINGS COUNTY.

Table of names and amounts, including entries for Mar. 12 De Kalb av, n s, 160 e Reid av, 50x70.2, Brooklyn Mill & Lumber Co. agt Ella Ellis, owner, and Uriah Ellis, contractor, 433 02, 15 Putnam av, n w cor Sumner av, 315x100, Jacob Willmann agt Mary J. Robb, 152 56, 15 Marion st, s s, 100 w Patchen av, 25x100, Thomas McInerney agt Louise Phillips, owner, and Harry Taylor and Emma T. Phillips, att'y, H. Graves, 15, 16 Fourteenth st, n s, 80 e 7th av, 60x100, Daniel Farrell agt Ransom F. Clayton, owner and contractor, 50 03, 19 Herkimer st, s s, 100 w Schenectady av, 15.11x34, George W. Evans agt Emma Taylor, owner, and H. Taylor, 14 53

SATISFIED MECHANICS' LIENS.

Table of names and amounts, including entries for Mar. 16 Sixty-eighth st, s e cor 9th av, 175x100, Parrell & Anderson agt David B. Algie. (Lien filed Jan. 13, 1886), \$1,000 00

16 Same property. Thos. Buckley agt same. (Mar. 4, 1886) 475 00  
 16 Same property. McNamara & Green agt same. (Mar. 4, 1886) 73 50  
 16 One Hundred and Fourth st, Nos. 224-230 E., s s, 360 e 3d av. Pioneer Slate Co. agt Jesse and Alex. Henry and Henry Bornkamp. (Aug. 28, 1885) 792 00  
 17 Fifth av, s e cor 31st st. Allen & Stevens agt Watson & Co. and P. B. McIntyre. (Sept. 22, 1885) 248 00  
 18 Sixty-eighth st, s e cor 9th av, 150x100. Peter Doyle agt David B. Algie. (Dec. 5, 1885) 51 80  
 18 Same property. Otis & Gorsline agt same. (Dec. 26, 1885) 68 79  
 18 Same property. Charles Giblin agt same. (Dec. 26) 200 00  
 18 Same property. Same agt same. (Dec. 18) 200 00  
 18 One Hundred and Twenty-third st, s s, extd from 8th to St. Nicholas av. Geo. W. White agt Patrick Childs, James Valentine and H. Josephine Wilson. (July 13, 1885) —  
 18 One Hundred and Sixty-first st formerly Cliff st, s s, 130.4 w Concord or Forrest av, 19.8x95.2. Andrew A. Donaldson agt Robert P. Gray and Pat. Garvin. (April 16, 1884) —  
 18 Fifty-fifth st, Nos. 532 and 534 W., s s, 300 e 17th av, 50x100.5. Joseph Marren agt Fred. C. and Charles H. Bliss. (Release from lien filed Jan. 7, 1886) —  
 19 Ludlow st, Nos. 82 and 84, e s. W. F. Klots agt Abram E. Benson. (Feb. 4, 1886) 108 75  
 19 Forty-first st, Nos. 341 to 345 E. w s, abt 200 w 1st av, 75x100. Lawrence Ronnie agt J. E. Johnson and Isidore Steinhart. (Mar. 6, 1886) 22 00

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

**KINGS COUNTY.**

March 13 to 19—inclusive.

Gates av, s e cor Franklin av, 74.10x110. James Morrison agt Henry Keale, Jr., and J. B. Alexander. (Aug. 10, 1885) \$21 00  
 Same property. Thomas Thomasen agt same. (Aug. 10, 1885) 20 73  
 Same property. Port Collins agt same. (Aug. 10, 1885) 11 50  
 Same property. D. Morris agt same. (Aug. 10, 1885) 21 62  
 Same property. R. Hall agt same. (Aug. 12, 1885) 18 50  
 Same property. C. H. Shaw agt same. (Aug. 10, 1885) 24 87  
 Same property. J. Burns agt same. (Aug. 10, 1885) 20 00  
 Same property. A. McDonnell agt same. (Aug. 10, 1885) 14 00  
 Same property. R. G. Davis agt same. (Aug. 10, 1885) 20 00  
 Same property. M. D'Aarcy agt same. (Aug. 10, 1885) 19 50  
 Same property. T. Slater agt same and Thos. Wellwood. (Sept. 28, 1885) 27 00  
 Same property. E. Sims agt same. (Sept. 21, 1885) 27 00  
 Same property. C. Schwenck agt same. (Oct. 20, 1885) 55 94  
 Same property. R. G. Davis agt same. (Sept. 24, 1885) 27 25  
 Same property. T. Cassidy agt same. (Aug. 10, 1885) 170 00  
 Same property. J. R. Vincent agt same and T. Welwood. (Sept. 29, 1885) 52 00  
 Gates av, s e cor Franklin av, 74.4x irreg. Hannah E. Powell, assignee, agt Henry Keale, Jr., and J. B. Alexander. (May 6, 1885) 385 50  
 Gates av, s e cor Franklin av, 150x100. Jamer, Jacobs & Co. agt Messrs. Welwood & Rogers and J. Robb. (Dec. 3, 1885) 659 93  
 Dean st, n s, 95 e Washington av, 100x110. J. R. Glover, assignee, agt County of Kings and H. D. Southard. (Mar. 9, 1886) 495 91  
 Same property. R. F. Whipple agt same. (Mar. 9, 1886) 495 91  
 Greene lane, No. 41. T. J. Harley agt A. J. Lusk. (Mar. 11, 1886) 10 50  
 Same property. Owen McKenna agt same. (Mar. 11, 1886) 9 50  
 Stewart st, e s, 150 n Broadway, 50x irreg. George Covert agt Charlotte B. and Chas. A. Le Quesne, and W. H. Hall. (Feb. 15, 1886) 919 80  
 Irving av, n e cor Magnolia st, 50x100. John W. Dawson agt William H. Nichols. (June 24, 1885) 141 00  
 Hudson av, w s, 50.8 s Concord st, 37x89x37x83. J. T. E. and Henry Litchfield agt Henry S. and W. B. Draper and Jas. L. Dougherty. (Aug. 12, 1885) 1,300 00  
 6th st, w s, extends from 7th to 8th av, x100 deep. Jamer, Jacobs & Co. agt ——— Kirkman and Jas. Robb. (Dec. 3) 659 93  
 Richards st, n w cor Delevan st. Delphin B. Cobb agt Jonas B. Jacobs. (June 23, 1885) 1,465 44  
 Same property. Clark & Best agt same. June 23, 1885) 286 98  
 Prospect pl, No. 202. Alanson W. Adams agt Peter B. Rogers. (Sept. 8, 1884) 655 55

**BUILDINGS PROJECTED.**

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

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, \$1.

**NEW YORK CITY.**

SOUTH OF 14TH STREET.

Division st, No. 69, five-story tenement with store, 23.9x64, tin roof; cost, \$15,000; David Block,

80 East Broadway; ar't, William Graul. Plan 368.  
 Forsyth st, No. 70, rear, one-story stable, 15x15, tin roof; cost, \$250; lessee, August Paffen, on premises; ar't, William Graul; b'r, H. Gerland. Plan 409.  
 South Washington sq, No. 47, two-story brick storage building, 22x40, tin roof; cost, \$1,000; John Bernard, 27 College pl; ar't and b'r, J. J. Shannon. Plan 402.  
 Water st, No. 267 1/2, one-story brick office, 12.6 x75.1, tin roof; cost, \$1,500; Joshua Jones, New York Hotel; ar't, J. M. Dunn. Plan 378.  
 4th st, Nos. 104 and 106 E., five-story brick tenement with stores, 37.6x84.2, tin roof; cost, \$30,000; John G. W. Pilgrim, 75 East 3d st; ar't, E. W. Greis. Plan 407.  
 8th st, No. 328 E., four-story brick shop, 21.9x30, tin roof; cost, \$3,000; Sarah Feiner, on premises; ar't, E. W. Greis. Plan 406.  
 2d av, w s, 25 n 4th st, two five-story brick (stone front) tenements, 24.1x57, tin roofs; cost, each, \$16,000; Benner & Zeller, 81 Cedar st; ar't, Adam Munch. Plan 382.  
 Chrystie st, No. 163, five-story brick factory, 25x40, tin roof; cost, abt \$5,000; Harris Mandelbaum, 123 Allen st, and A. Weinstein, 228 Clinton st; ar't, Henry Dudley. Plan 430.  
 East Broadway, No. 29, five-story brick tenement, 25x74, tin roof; cost, \$15,000; Morris Alexander, 97 East Broadway; ar't, Frederick Ebeling. Plan 423.  
 Mott st, Nos. 79 and 81, two five-story brick tenements, 25x82 and 61, tin roofs; cost \$15,000 and \$12,000; Levy Blumenthal, 81 Mott st; ar't, Frederick Ebeling. Plan 424.  
 Rivington st, n s, 90 e Bowery, five-story brick store, 24x90, tin roof; cost, \$15,000; William H. Jackson, 556 Madison av; ar't, John Sexton. Plan 337.  
 Washington st, Nos. 723 and 725, five-story brick tenement, 36x83, rear 32.6, tin roof; cost, \$26,000; Christopher Clark, on premises; ar't, Charles Rentz. Plan 422.  
 9th st, Nos. 25 and 27 E., six-story brick store and factory, 49.4x92.6, rear 56, tin roof; cost, \$75,000; Henry Iden, 119 East 17th st; ar't, Albert Wagner; b'r's, not selected. Plan 429.  
 3d av, n w cor 10th st, five-story brick flat with stores, 24x96, tin roof; cost, \$15,000; Samuel Thorne, 8 East 54th st, and S. F. Jackson, trustees; ar'ts, J. M. Farnsworth & Co.; b'r's, not selected. Plan 416.

BETWEEN 14TH AND 59TH STS.  
 34th st, n s, 325 w 10th av, seven-story brick piano factory, 75x45, tin roof; cost, \$35,000; John J. Decker, 154 West 45th st; ar't, G. B. Pelham; b'r's, Van Dolsen & Arnott and Jeans & Taylor. Plan 403.  
 38th st, No. 407 W., three-story brick flat and store, 25x53, tin roof; cost, \$9,000; Henry C. Cook, 511 9th av; ar'ts, Thom & Wilson. Plan 376.  
 52d st, s s, 325 w 9th av, seven five-story brick flats, 25x84, rear 21, tin roofs; cost, each, \$23,000; Ellsworth L. Striker, 308 West 52d st; ar'ts, A. B. Ogden & Son. Plan 374.  
 53d st, No. 313 W., three-story brick carpenter shop and dwelling, 25x31.10, tin roof; cost, \$4,000; ow'r and b'r, W. H. Luyster, 303 West 53d st; ar't, C. A. French. Plan 370.  
 9th av, e s, 75 n 47th st, five-story brick tenement with store, 25x85, tin roof; cost, \$22,000; William Dorscher, 342 West 48th st; ar't, M. L. Ungrich; built by day's work. Plan 372.  
 31st st, Nos. 121 and 123 W., three-story brick stable, 50x88.9, gravel roof; cost, \$15,000; Charlotte Blumenthal, 269 West 36th st; ar'ts, Thom & Wilson. Plan 411.  
 36th st, No. 440 W., five-story brick tenement, 25x51.3, tin roof; cost, \$16,000; Charles Becker, 429 West 38th st; ar'ts, Thom & Wilson. Plan 412.  
 44th st, No. 160 E., five-story brick tenement with stores, 30x39, rear 28, tin roof; cost, \$10,000; E. McDonald, 698 3d av; ar't, J. M. Dunn. Plan 426.  
 53d st, n s, 100.4 e 2d av, six-story brick cigar factory, 57.2x10.5, rear 50.6, tin roof; cost, \$30,000; Adolf Kerbs, 54th st [and 2d av]; ar'ts, D. & J. Jardine. Plan 421.  
 58th and 59th sts, 300 w 10th av, two brick tanks for gas, internal diameter 162.6; cost, each, \$56,000; Equitable Gas Light Co., 340 3d av; ar't, J. F. Harrison; b'r, J. T. Rowland. Plan 417.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.  
 2d av, e s, 95th to 96th st, eight five-story brick tenements with stores, 25 and 25.8x76, corner buildings 86; tin roofs; cost, each, \$18,000; E. D. Conolly, 675 Lexington av; ar't, J. G. Prague. Plan 401.  
 3d av, s e cor 99th st, rear of lots, one-story brick store, 20x51, tin roof; cost, \$2,250; Edward Roberts, 2041 6th av; ar't, W. R. Smith. Plan 371.  
 3d av, n w cor 105th st, two five-story brick tenements with stores, 25x84, corner 96, tin roofs; cost, \$25,000 and \$20,000; McAuliffe & Gabay, 491 Lexington av; ar'ts, A. B. Ogden & Son. Plan 375.  
 4th av, e s, 76.3 n 78th st, two four-story brick dwell'gs, 13x56, tin roofs; cost, each, \$20,000; Alex. Blumenthal, 108 East 79th st; ar'ts, A. Zucker & Co.; b'r's, not selected. Plan 400.  
 72d st, n s, 120 w 3d av, five-story brick flat, 25x90, rear 22, tin roof; cost, \$18,000; Edward Mulvany, 170 East 70th st; ar't, John Sexton. Plan 428.

Lexington av, n e cor 72d st, brick church, 45x93; cost, \$40,000; Congregation Beth Israel, &c.; ar't, A. I. Finkle. Plan 377.  
 1st av, w s, 80 n 61st st, two five-story brick tenements, 19 and 26x56 and 66, tin roofs; cost, \$10,000 and \$14,000; Henry C. Browning, 511 East 85th st; ar'ts, A. B. Ogden & Son. Plan 425.  
 2d av, s w cor 98th st, nine five-story brick tenements with stores, 25 and 25.11x78, tin roofs; cost, each, \$14,000; Margaret O'Sullivan, Summerville, N. J.; agent and b'r, John O'Sullivan; ar't, Andrew Spence. Plan 431.  
 3d av, s w cor 122d st, four-story brick store, 25x93 and 100, tin roof; cost, \$20,000; Alexander Bros., 387 Grand st; ar'ts, J. Boeckell & Son. Plan 394.  
 4th av, s e cor 83d st, five-story brick flat, 27x96, tin roof; cost, \$25,000; Edward Rafter, 224 East 13th st; ar'ts, A. B. Ogden & Son. Plan 386.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.  
 71st st, n e cor 11th or West End av, thirteen three-story basement and brick dwell'gs, 16 and 19x50, tin roofs; cost, each, \$10,000; Van Loon and Capron, 136 East 112th st; ar't, W. Holman Smith. Plan 385.  
 100th st, n s, 275 w 9th av, two five-story brick tenements with stores, tin roofs; cost, \$18,000 and \$16,000; Cowman & Wein, 874 8th av; ar't, M. L. Ungrich; built by day's work. Plan 373.  
 Manhattan av, w s, bet 122d and 123d sts, eleven three-story and basement brick (stone front) dwell'gs, 15x56, tin roofs; cost, each, \$12,000; A. A. & J. W. Teets, 203 West 125th st; ar't, G. Robinson, Jr. Plan 399.  
 70th st, n s, 70 e 11th av, two three-story brick dwell'gs, 30x50, tin roofs; cost, each, \$10,000; Charles A. Fuller, 137 Broadway; ar't, E. L. Angell. Plan 395.  
 11th av, e s, 80.5 s 71st st, three-story brick dwelling, 20x48, with extension 10.6x12, tin roof; cost, \$16,000; Fonner & Lowther, 149 Broadway; ar't, E. L. Angell. Plan 396.  
 67th st, n s, 375 w 10th av, two five-story brick tenements, 25x90, tin and plastic slate roofing; cost, each, \$18,000; Margaret Shannon, 403 West 66th st; ar't, W. A. O'Hea; b'r, Thomas Shannon. Plan 397.  
 Manhattan av, s w cor 123d st, and Manhattan av, n w cor 122d st, two (one on each corner) three-story and basement brick (stone front) dwellings, 18.5x56, tin roofs; cost, each, \$14,000; A. A. & J. W. Teets, 208 West 125th st; ar't, G. Robinson, Jr. Plan 398.

110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.  
 122d st, Nos. 209 and 211 W., two three-story brick (stone front) dwell'gs, 14x60, tin roofs; cost, each \$12,000; Edward L. Gallon, 305 West 41st st; ar't, G. M. Walgrove. Plan 405.  
 119th st, n w cor St. Nicholas av, one-story brick repair shops, 150.4x25, rear 135, tin roof; cost, \$3,500; Martha M. Huyler, cor Thompson and West 3d sts; ar't, W. F. Burroughs; b'r, Robert Shaw. Plan 388.  
 8th av, e s, from 119th to 120th st, one-story brick shed, 201.10x25, gravel roof; cost, \$1,500; ow'r, ar't and b'r, same as last. Plan 389.

NORTH OF 125TH STREET.  
 Grand or 11th av Boulevard, n e cor 136th st, two-story and attic brick dwelling, 25x42, slated roof; cost, \$5,500; ow'r and ar't, A. B. Jennings, P. O. Box 2,102. Plan 384.  
 133d st, s s, 100 e 7th av, six three-story and basement brick dwell'gs, 16x17x50, tin roofs; cost, each, \$7,000; Margurite Gessner, 1722 Madison av, ar't, W. G. Steinmetz; b'r, W. J. Gessner. Plan 379.  
 132d st, s s, 125 e 7th av, five three-story and basement brick (stone front) dwell'gs, 20x53, tin roofs; cost, each, \$12,500; Ethelbert & Adelaide Wilson, 267 and 215 West 126th st; ar't, John Miller. Plan 381.  
 160th st, s s, 125 w 10th av, two-and-a-half story frame dwelling, 25x42.2, rear, irreg., shingle roof; cost, —; C. S. Williams, 10th av and 146th st; ar't, C. S. Warner; b'r's, not selected. Plan 410.  
 176th st, s w cor 10th av, one-story frame store, 24x40, shingle roof; cost, \$300; lessee, J. C. Manion; b'r, Chas Day. Plan 415.  
 8th av, n w cor 129th st, five-story brick flat with store, 24.11x96, tin roof; cost, \$20,000; Henry Gerken, 1454 3d av; ar't, John Brandt. Plan 418.  
 8th av, w s, 24.11 n 129th st, three five-story brick flats with stores, 25x75, tin roofs; cost, each, \$15,000; ow'r and ar't, same as last. Plan 419.

23D AND 24TH WARDS.  
 158th st, s s, 300 e Cortlandt av, two-story frame stable, 35x22, felt and gravel roof; cost, \$700; D. C. Weeks, 164 Mott av; ar't, J. H. Valentine. Plan 404.  
 159th st, n s, 150 w Elton av, one-story open shed, 13x20, gravel roof; cost, \$100; John Jung, 689 159th st; ar't, A. Pfeiffer. Plan 383.  
 Mott av, s w cor 138th st, two-story brick planing mill, 97.6x75, gravel and cement roofing; cost, \$7,500; Ezekiel M. Pritchard, 133d st, near 3d av; ar't, H. S. Baker. Plan 369.  
 Webster av, w s, abt 200 s Isaac st, two-story and attic frame dwelling, 22x32, rear 26 and extension 15x17.1, slate and tin roof; cost, \$3,300; Thomas Dunne, Webster av; ar't, T. H. Ringrose; b'r, Chamberlain & Richardson. Plan 408.  
 Clifton st, Nos. 958, three-story frame store and dwelling, 25x46, tin roof; cost, \$3,800; ow'r and b'r, John W. Decker, 841 Forrest av; ar't, A. Pfeiffer. Plan 390.



and internal alterations; cost, \$2,000; Nathan Kojawsky, on premises; b'rs, G. Vassar & Son.

432—Canal st, n e cor Thompson st, one-story brick extension, 14x12, iron skylight in roof; cost, \$2,600; People's Bank, 395 Canal st; ar't, C. Mettam; m'n's, F. Bloodgood & Son.

433—Nassau st, No. 146, new show windows, cost, \$300; American Tract Soc., O. R. Kingsbury, trustee, 239 W 54th st; b'r, J. Morgan.

434—Grove st, No. 31, one-story and basement brick extension, 22x10, tin roof; cost, \$400; W. P. Degraw, Leonia, N. J.; b'r, L. Sibley.

435—3d av, No. 1781, store divided; cost, \$500; Edward Roberts, 2041 6th av; ar't, W. R. Smith.

436—Alexander av, No. 284, two-story brick extension, 14.6x16, tin roof; cost, \$1,000; Maria S. Keyser, on premises; b'r, E. Gustavson.

437—Clinton pl, No. 18, new store front and internal alterations; cost, \$500; Charles Harft; b'rs, Parkinson & Dougherty and C. A. Webber.

438—13th st, No. 29 W., raised two stories, new second-story front; cost, \$25,000; J. C. Tucker, 34 W 50th st; ar't, J. B. Snook; b'r, not selected.

439—8th av, s e cor 51st st, seven new store fronts, iron columns and beams furnished; cost, \$5,300; estate of P. A. Hegeman, 150 Broadway; ar't, C. A. French; b'rs, not selected.

440—Franklin av, No. 1237, building moved 40 feet; cost, \$75; T. G. Smith, on premises; ar't, W. F. Burroughs.

441—82d st, No. 130 E., window built; cost, \$100; Morris Silberstein, on premises; ar't, W. F. Burroughs.

442—23d st, No. 28 E., basement altered; cost, \$3,000; lessee, Hamilton Vocalion Organ Mfg. Co; ar't, H. B. Fry; b'r, J. L. Hamilton.

443—6th av, n e cor 30th st, internal alteration, cost, \$2,100; Mrs. J. Jux; agent, A. Rasines, 78 John st; b'r, G. F. Taussig.

444—Walker st, Nos. 78 and 80, repair damage by fire; cost, \$3,500; Antoinette E. Wood, 46 Park av.

445—16th st, No. 200 E., new show window, wall, &c.; cost, \$455; Wm. Burke, exr., West Farms.

446—23d st, No. 171 W., front alteration and show window; cost, \$350; Nicholas Wernet, 210 West 21st st; ar't and b'r, J. G. McMurry.

447—Bowery, n w cor Houston st, front alteration; cost, \$600; lessee, G. H. Werfelmann, 279 Bowery; ar't, W. Graul.

448—22d st, No. 114 E., four-story brick extension, 15x20, tin roof; cost, \$3,500; Louisa J. Alley, 132 East 35th st; ar't, J. M. Dunn; b'rs, N. Andrus and E. Dobbs.

449—12th st, Nos. 302 and 304 W., raised two stories; cost, \$500; James Rozell, 114 West 39th st; ar't, J. M. Dunn.

450—3d av, Nos. 693 and 700, front and internal alterations; cost, \$800; E. McDonald, on premises; ar't, J. M. Dunn.

451—6th av, Nos. 341 and 343, internal alterations; cost, \$600; lessee, J. A. Bluxome, 107 West 21st st; ar't, C. J. Perry.

452—Cherry st, No. 318; cost, \$10,000; John D. Brinkman; ar'ts, A. B. Ogden & Son.

453—3d av, No. 759, new store front; cost, \$450; J. G. H. Kramer, 227 3d av; b'r, E. C. Decker.

454—Hudson st, No. 498; cost, \$350; Frederick Meyer; b'r, D. Wilkie.

455—Bleecker st, No. 191; cost, \$2,500; D. S. McElroy; ar't, M. J. Garvin.

456—Water st, No. 79, and No. 80 Front st, opening for doorway; cost, \$175; R. P. McBride, on premises; b'r, C. Vita.

457—19th st, No. 348 W., peak roof leveled; cost, abt \$1,000; Ellen Haddock and Ellen A. Fisher, 348 West 19th st; ar't, R. Berger.

458—Av A, No. 166, basement and first story brick extension, 20x36.6, tin roof; cost, \$3,000; F. C. Schwartz, on premises; ar't, W. Graul.

459—Harrison st, Nos. 14-18, connected; cost, \$200; part ow'r and lessee, Henry Herde, 81 Barrow st; ar't, T. R. Jackson.

460—31st st, s e cor 2d av, new store front, &c.; cost, \$475; A. Buse, 402 East 61st st; ar't and b'r, W. Geyer.

461—Grand st, No. 449, raised one story; cost, \$1,200; John Overbeck, 309 East Broadway; b'rs, P. J. Lavelle and F. Sackett.

462—3d av, No. 809, two-story brick extension, 20x20, tin roof, new store front; cost, \$1,500; Newman Stich, 311 3d av; b'rs, P. Loonam's Sons.

463—11th st, No. 28 W., extension, 10x14, for conservatory; cost, \$300; H. M. Baker, on premises; ar't, J. Plenty.

464—8th av, No. 790, one-story brick extension, 23.6x32, tin roof; cost, \$2,500; estate of H. E. Davis, H. Timpson, agent, 800 8th av; ar't, G. B. Pelham.

465—4th st, No. 126 E., raised 4 and 2 feet, new iron cornice; cost, \$300; Andrew Hologrew, on premises; ar'ts, G. Fischer & Bro.; b'r, J. J. Kierst.

466—136th st, No. 540 E., peak roof leveled; cost, \$2,000; Lothar Laumeister, on premises; ar't, H. Siller.

467—8th av, No. 782, one-story brick extension, 17.6x15, tin roof; cost, \$900; C. F. Southmayd, 13 West 47th st; ar't, E. Simon; b'rs, W. Potterton and P. Roberts.

468—2d av, No. 958, altered for store with flats above; cost, \$3,700; Bella Simons, on premises, et al.; ar't, E. Simon; b'r, P. Roberts.

469—8th av, No. 2308, one-story brick extension, 25x20, tin roof; cost, \$1,200; Diedrich Heuer, on premises; b'rs, Keller & Hoffstadt and L. Brenneis.

470—8th av, No. 413, new show windows; cost, abt \$400; Hannah Taylor, 135 East 79th st; ar't, A. I. Finkle.

471—2d av, No. 2256, new store front; cost, \$325; Hannah Bierhoff, 411 East 118th st; ar't and b'r, W. Geyer.

472—Hudson st, Nos. 537 and 539, connected; cost, \$10; lessee, O. Church; b'r, L. J. Fuller.

473—Cole st, s s, 200 e Marion av, one-story frame extension, 21.6x6, tin roof; cost, \$300; W. H. Valentine, 682 Kingsbridge road; ar't, T. W. Ringrose; b'rs, Chamberlain & Richardson.

474—1st av, Nos. 46 and 48, light shaft built; cost, \$1,200; J. G. W. Pilgrim, 75 East 3d st; ar't, E. W. Greis.

475—2d av, n w cor 117th st; two buildings, one two-story and one one-story brick extensions, 19.3 x15, tin roofs; cost, \$2,500; D. W. Wherinberg, 1996 4th av; ar't, J. H. Valentine.

476—2d av, s e cor 125th st; internal alterations; cost, \$1,000; Charles Hahn, 237 East 115th st; ar't, J. H. Valentine.

477—37th st, No. C05 W., repairs; cost, 30; J. J. Dooley, 418 West 55th st; b'r, M. Dooley.

478—Depot st, s w cor Kingsbridge road, bay window; cost, \$500; J. B. Haskin; ar'ts and b'rs, C. V. Folin & Son.

479—11th st, No. 114 e; extension raised; cost, \$2,500; Mary A. Bailey, 3d av and 104th st; ar't, C. Baxter.

480—119th st, s s, 90 w Lexington av, attic raised to full story, and three-story brick extension, 23.6 x12; tin roof; cost, \$3,000; Catherine Boltz, 136 East 119th st; ar't C. Baxter; b'r, W. Sinclair.

481—33d and 34th sts, 200 e 9th av, raised 6 feet and four-story brick extension, 50x45, tin roof; cost abt \$16,000; N. Y. Inst. for the Blind, W. B. Wait, supt., 34th st and 9th av.

482—22d st, No. 339 E., new show windows; cost, \$350; Andrew Banzer, on premises; b'r, J. Leyh.

483—115th st, No. 319 E., new store front; cost, 500; B. A. Angermann, 536 East 82d st; ar'ts, Cleverdon & Putzel; b'r, not selected.

484—Av B, No. 168, new show windows, &c.; cost, \$400; Valentine Muhlhous, on premises; ar't and b'r, H. Simberlund.

485—Bowery, No. 207, new show windows; cost, \$750; Charles Schlang, 360 Bowery; b'r, J. J. Kierst.

486—4th av, No. 1516, new door and window; cost, \$25; W. Labusohr, on premises; ar't, S. A. Murphy, Jr.

487—134th st, No. 15 E., front alteration; cost, \$700; J. H. Berenter, 74 3d av; ar't, E. E. W. Schneider.

488—Henry st, No. 219, attic raised to full story and three-story brick extension, 23.6x25, tin roofs; cost, \$9,000; Joseph Goldstein, 2:2 East Broadway; ar't, C. Rentz.

489—Grand st, No. 224, new store front; cost, \$500; George Uhl, on premises; ar't, J. Kastner.

490—6th av, No. 757, one-story brick extension, 18x8, tin roof; cost, \$300; T. E. Macy, on premises; ar'ts, D. & J. Jardine.

491—156th st, n s, 115 e Railroad av, three-story frame extension, 25x19.6, tin roof; cost, \$2,200; Dorothea Fiencke, 156th st and Railroad av; ar't, A. Pfeiffer; b'r, not selected.

492—5th st, Nos. 204 and 206, front altered; cost —; Julia M. Pyffe, extr., 12 East 43d st; ar't and m'n, J. H. Rogers; b'r, J. C. Doremus.

493—Grand st, No. 242, repairs; cost, \$560; Moses Mendel, 232 East Broadway.

494—6th av, No. 48, front altered; cost, \$800; J. E. Kaughran, 47 East 9th st; b'rs, J. Derr and Haight & Monnia.

495—Clinton st, No. 232, raised one story; cost, \$1,800; James Gormley, on premises; b'rs, P. J. Lavelle and F. Sackett.

KINGS COUNTY.

Plan 166—Humboldt street, n e cor Ten Eyck st, new store front; cost, \$1,207; Mrs. Feldmuller, on premises; ar't, W. M. Coots; b'r, D. S. Leonard.

167—Grand st, No. 560, one-story frame extension, 25x40, and alter store front; cost, \$250; I. S. Remson, Powers st, near Humboldt; ar't and c'r, J. W. Lamb.

168—20th st, Nos. 318 and 320, rebuild portion of west wall; cost, \$500; Patrick Gray, 5 Wall st, New York.

169—Garfield pl, No. 41, substitute flat tin roof and build brick foundation under building; cost, \$200; M. Dolan, on premises; ar't, O. McDonald.

170—Broadway, e s, 25 n De Kalb av, add one-story; cost, \$1,200; ow'r and ar't, H. Martens, on premises; c'r, Jno. Rueger.

171—Grand st, No. 161, one-story frame extension, 25x25, tin roof; cost, \$500; — Shoots, on premises; ar't and b'r, Thos. Dunn.

172—Ralph av, No. 345, build new stone foundation; cost, \$250; ow'r, ar't and b'r, C. P. Skelton, 1895 Atlantic av.

173—14th st, s s, 100 e 5th av, three-story frame extension, 9x29.6, and substitute flat roof, tin cornice; cost, \$800; W. T. Johnston, Fulton st; m'n, Jno. Thather; c'rs, Colyer & Bentley.

174—Columbia pl, No. 60, add one story; cost, \$2,000; M. Whelan, on premises; ar'ts and c'rs, O'Donnell & Feenan; m'n, Jno. Cody.

175—Nassau st, No. 214, four-story side extension, 3x29, and substitute flat roof; cost, \$850; Wm. Summers, on premises; c'rs, Horie & O'Brien.

176—Montieth st, No. 20, one-story frame extension, 7x25, tin roof; cost, \$225; ow'r, ar't and b'r, Ernest Hellers, on premises.

177—Wythe av, n w cor Keap st, substitute store front; cost, \$650; W. Hinson, on premises; m'n, B. Mills; c'r, M. Hunt.

178—3d av, No. 716, add one story; cost, \$800; F. Sorenson, on premises; c'r, Jno. Sorenson.

179—De Kalb av, No. 595, one-story brick extension, 19x18, tin roof; cost, \$400; ow'r and ar't, L. B. Sage, on premises; m'n, W. P. Osborn; c'r, D. La Tourette.

180—Front st, No. 114, add three stories; cost, \$3,000; James Cornelius, on premises; ar't, Amzi Hill; c'r, Jno. Gregory.

181—Scholes st, No. 231, one-story frame extension, 22x13, and internal alterations; cost, \$600; E. Ochs, cor Bushwick av and Scholes st; ar't, Th. Engelhardt; m'n, U. Maurer.

182—Gates av, No. 284, substitute flat roof; cost, \$200; Jno. O. Williams, 464 Clason av.

183—Bushwick av, No. 375, internal alterations; cost, \$250; ow'r and c'r, Chas. Diemer, Bushwick av, near Moore st; ar't, F. Holmberg.

184—Bedford av, s e cor Hancock st, build brick oven, 9x11, under court yard; cost, \$300; R. O. Frost, on premises; m'n, Jno. Allen.

185—Varet st, No. 114, raise building and build underneath a brick wall; cost, \$155; Martin Low, on premises; c'r, D. Kreuder.

186—9th st, No. 338, two-story brick extension, 14.6x35, tin roof; cost, \$1,200; Dr. W. Sherman, on premises; ar't, H. F. Jelliff, New York; m'n, Thos. Rogers; c'r, E. Hallam.

187—6th av, No. 641, take out show window and substitute a brick wall; ow'r, ar't and b'r, F. De la Roscher, on premises.

188—6th av, No. 622, two-story frame extension, 18x12, tin roof; cost, \$260; ow'r, ar't and b'r, O. Lehman, on premises.

189—De Kalb av, No. 512, substitute flat roof; cost, \$150; Geo. Powers, 599 Fulton st.

190—Court st, No. 522, shift column and erect a brick pier in cellar; cost, \$375; Edw. Brodrick, 522 Court st; ar't and b'r, Jno. Hearn.

191—Broadway, No. 563, put in new store front; cost, \$75; Mrs. Mary Heise, on premises, c'r, J. M. Forester.

192—Stagg st, No. 37, two-story frame extension, 5x25, gravel roof; cost, \$500; August Wilig, on premises; ar't, F. Weber.

193—Belvidere st, No. 30, build new brick foundation under extension and repair chimney; cost, \$350; H. Kornahrens, on premises; ar't, Th. Engelhardt; m'n, S. J. Burrows; c'r, C. Schneider.

194—3d av, No. 81, three-story brick extension, 35x26, gravel roof, brick and galvanized iron cornice; cost, \$2,500; Long Island Brewery, on premises; ar't, Geo. W. Anderson; m'n, Jno. D. Anderson.

195—55th st, n e cor 2d av, one-story frame extension, 16x12; cost, \$250; Margaret M. Ducasse, on premises; c'r, Jno. P. Ducasse.

196—Wyckoff st, No. 149, flat tin roof; cost, \$200; Joseph Murray, Wyckoff st; b'r, T. J. Nash.

197—Jay st, No. 54, flat tin roof, also one and two-story and cellar extension, 20x21, tin roof, &c.; cost, \$1,800; John Moller, 71 Main st; ar't and c'r, W. Walsh; m'n, not selected.

198—Livingston st, No. 310, three-story brick extension, 25x19, tin roof, iron cornice; cost, \$1,500; Chas. H. Carpenter, 177 Fort Green pl; ar't, J. R. Townsend; b'r, J. Demott, Jr.

199—2d av, n e cor 55th st, one-story frame extension, 16 and 12x12, tin roof; cost, \$250; Margaret M. Ducasse, 2d av, 55th st; b'r, J. P. Ducasse.

200—Jay st, Nos. 44-48, one-story brick extension, 16x30, felt roof; cost, \$100; A. B. Westervelt, 102 Chambers st, New York; ar'ts and b'rs, A. B. & A. T. Westervelt.

201—Troy av, No. 150, new foundation; cost, \$125; Henry Hass, on premises; ar't and m'n, — Braum.

202—Bond st, No. 208, flat tin roof, also three-story brick extension, 25x20, tin or gravel roof, also new foundation; cost, \$1,500; Sarah Sommerhayes; ar't and b'r, J. H. Sommerhayes.

203—Debevoise st, No. 41, flat tin roof; cost, \$500; Peter Becker, on premises; ar't, Th. Engelhardt.

204—4th st, s s, 170 w Hoyt st, two-story frame extension, 22x12, gravel roof; cost, \$350; William Ryan; b'rs, Mr. Crane and S. W. Howard.

205—Hewes st, No. 240, two-story brick extension, 9x12, tin roof; cost, \$300; Mr. Brown, 278 South 5th st; b'rs, C. L. Johnson's Sons.

206—Clermont av, No. 496, raised one story, brick story beneath, also one-story brick extension, 25x24, gravel roof; cost, \$1,500; Stephen L. Millee, 321 Lexington av; b'rs, W. Bulkley and Miller & Howe.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the two weeks ending March 19:

	Liabilities.	Nominal Assets.	Real Assets.
Beebe, Wm. W. ....	\$11,541	\$4,534	\$2,886
Bunting, Matthew .....	10,806	1,752	1,168
Brauer, Benedict F. ....	3,921	1,709	1,276
Ester, Wm. ....	18,947	17,943	11,367
Fodor, Sigmund. ....	2,601	2,653	1,048
Fogg, E. D. & M. P. Dunbar .....	270,604	101,101	77,840
Frick, John. ....	3,094	4,383	3,000
Mallory and another .....	15,342	27,404	21,858
Newmann, M. E. ....	23,173	11,030	5,575
Reid, Walter. ....	2,423	2,304	1,168
Theiss, Jacob B. ....	5,017	2,534	625

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

March  
13 Newcombe, Nathaniel L., to —  
16 Reid, Walter (florist, 56 W 34th st), to David M. Levy.

KINGS COUNTY.

March  
GENERAL ASSIGNMENTS.  
13 Mooney, Anna C., to Frederick G. Anderson.  
18 Mannie, Frank and John Z. Beers, of Mannie and Beers, to Philip F. Lenhart.  
13 Smith, Anna C., to Frederick G. Anderson.







Mulser, Catharine, Rose Reynolds and Mary A Schureman—D O'Connor, Harrison.....	210
Newman, John—G W Yates, Bayonne.....	1,200
O'Brien, James—Mary Ahern, Bayonne.....	nom
Same—J Ahern, Bayonne.....	nom
Ozmun, Frederick—C Reiner, Guttenberg.....	170
Otto, Emma—O T R Harms, J City.....	215
Same—J Krohn, J City.....	400
Parker, Joseph, Jr—S R Van Emburgh, West Hoboken.....	nom
Same—Amanda Van Emburgh, West Hoboken.....	nom
Perry, Edwias—W J McCanna, J City.....	325
Pfingsten, C C—P Finch et al, J City.....	2,300
Rademan, Peter—E Kenny, J City.....	1,650
Reilly, B M—Matilda Rahe, Bayonne.....	nom
Reynolds, Thomas and Edward, by guard—D O'Connor, Harrison.....	140
Rowe, William—G A Lewis, J City.....	nom
Scherrer, Joseph—J Scherrer, Jr, West Hoboken.....	nom
Same—Lena Scherrer, West Hoboken.....	nom
Swinton, Phebe M B—Harriet E Parry et al.....	16,000
Syms, W J, S R, J G and John, and J J Serrell—Y Van Wankle, West Hoboken.....	nom
The Jersey City Land and Basin Co—R McCauley, J City.....	4,500
The North Jersey Land Co—W A Jenks, Kearney Turrell, G B—J M Tierney, J City.....	6,500
Umhoefer, Eugene—Margaret Nolan, Guttenberg.....	150
Van Iderstine, Peter, Jr—Wm Utz, Hoboken.....	nom
Same—same, Hoboken.....	4,750
Van Vorst, W B—F Gannon, J City.....	5
Verney, Tonnie—A Bodine, J City.....	400
Vreeland, G R—H Moritz, J City.....	800
Same—E A Lommat-ch, J City.....	800
Wills, H E—Lizzie Bannon, J City.....	125
Walsh, Patrick—Mrs Lizzie Walsh, J City.....	nom
Walsh, Mrs Lizzie—Mrs Ann Walsh, J City.....	nom
Walther, William—D McCarron, J City.....	800
Wheeler, Anton—J Weiler, J City.....	nom
Wurster, Christian—Josie Ahles, Union.....	5,000

MORTGAGES.

Ahern, Jeremiah—P W Connolly, Bayonne, 3 years.....	1,250
Bormann, Henry—A C Alven, Hoboken, 1 year.....	300
Bradley, Elizabeth N—A L Field, Bayonne, 5 years.....	400
Broderick, Laurence—The Germania Savings Bank, 1 year.....	1,800
Cambrelling, D, Jr—J H Gautier, 1 year.....	350
Conrad, Emma L—Trustee of Stevens Institute of Technology, 4 years.....	1,000
Cosgrove, John—Elizabeth O Hollins, 3 years.....	3,000
Cox, George—J Cox, guard, West Hoboken, 5 years.....	9,000
Dauler, Jacob—C Schmidt, Union, 3 years.....	2,600
De L'Orme, P E H—The Pavonia Building and Loan Association, installs.....	3,000
Demartini, Barbara—Elizabeth Zimmerman, Hoboken, 4 years.....	2,000
Du Fresno, Peter—The Hoboken Bank for Savings, Hoboken, 1 year.....	8,000
Goetz, Joseph—Maria Leicht, Hoboken, 3 years.....	600
Hager, Lawrence, Jr—L Hager, 6 years.....	800
Hunt, James—The Provident Institution for Savings in Jersey City, 1 year.....	6,000
Harrison, E W—Virginia L Corbin, 2 years.....	3,000
Herzog, Antonia—A Steenken, 3 years.....	500
Hill, Mary A—W Doherty, 5 years.....	400
Hunt, James—Anna C Deriam, 3 years.....	13,500
Klein, William—Phillippina Klein, Union, 5 years.....	600
Kelly, J T—N S Hibbler, 10 years.....	7,500
Kenny, Edward—H Ottersen, 1 year.....	1,000
Krohn, John—F G Otto, 3 years.....	230
Lommat-sch, E A—G R Vreeland, 4 years.....	600
McCanna, W J—E Perry, 1 year.....	225
McComb, John—Phebe J Lawless, 1 year.....	1,700
Merriam, Helen—S L Harvey, 1 year.....	1,000
Morehouse, J K—The Excelsior Mutual Building and Loan Assoc No. 2, installs.....	2,000
Mory, Frederick—Caroline Niederbrock, Guttenberg, 10 years.....	2,000
Pyle, Harriet A—Maria E Garrison, 2 years.....	1,300
Schwartz, Jacob—E Asmus, North Bergen, 1 yr.....	150
Seguine, W P—W G Bumsted, 1 year.....	1,400
Seguine, E K—W G Bumsted, 1 year.....	1,400
Short, Catharine—W Bell, Guttenberg, 3 years.....	300
Thiele, Conrad—J Wirtz, 2 years.....	500
Tierney, J M—J W Wakeman, 3 years.....	3,000
Tierney, P J—The Greenville Building and Loan Assoc, Bayonne, 10 years.....	2,730
Ulrich, Richard—The Greenville Building and Loan Assoc, 10 years.....	1,360
Weeber, Gottlob—Madeline E Meckert, Guttenberg, 3 years.....	600
Wieczoreck, Ignatz—Martha L Deraismes, West Hoboken, 8 years.....	900
Zipp, John—L H Coover, 2 years.....	1,700

CHATTEL MORTGAGES.

Becker, George—C Lehman, engine, boiler, &c. Connellan, James—G Kreiner, saloon fixtures.....	100
Etzold, Emilie L H, Union—G A Meyerdicks, furniture and carpet.....	500
Same—H Etzold, blacksmith shop, &c.....	200
Guition, John, and Catharine his wife—O H Perry, horses, trucks, &c.....	194
Hilpert, J A, Hoboken—Hoos & Schulz, furniture and carpet.....	3,000
Hiltz, Samuel—J N Wade, horse, wagon, stock and fixtures store.....	61
Lax, R G—J Wirtz, carpenters' tools.....	300
Lewis, Joseph—Hoos & Schulz, furniture.....	50
Pfeiffer, Therese, Hoboken—S Guggenheim, furniture.....	176
	50

Rapier, Sarah—F G Smith, piano.....	160
Shafer, N B—L J Gordon, trustee, furniture.....	1,250
Ward, William—D Harper, saloon.....	250
Wolf, Louis—M Durringer, furniture.....	230

BILLS OF SALE.

Powers, Simon—Mary Morris, saloon.....	150
Steinmetz, Josephine and Nicholas, West Hoboken—J T Litzler, horse, wagon, bakery.....	500
Weckesser, Thomas, Guttenberg—C Hamper, horse, wagon, bottling business.....	635
White, Philander G—J M Niver & Co, horses, wagons, harness.....	600

JUDGMENTS.

Gehring, L C—J Wallace.....	617
Hackett, R K—W H Tice.....	254
Hicks, N W and Margaret—R P Francis et al.....	227
Holmes, D M—J D Gilmor & Co.....	716

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Keating, P E—W R Terry, all his real and personal estate.....	nom
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MISCELLANEOUS.



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Jerseys.....	7 00 @ 8 00		
Long Islands.....	8 00 @ 8 50		
Haverstraw.....	8 25 @ 8 50		
Choice cargoes.....	@		
FRONTS.			
Croton and Croton P'ts—Brown # M.....	\$10 00 @ 13 00		
Croton do do—Dark.....	11 00 @ 14 00		
Croton do do—Red.....	11 00 @ 14 00		
Wilmington.....	22 00 @		
Philadelphia, alongside pier.....	24 00 @ 25 00		
Trenton, do.....	24 00 @ 25 00		
Baltimore, on pier.....	37 00 @ 41 00		
Baltimore, moulded.....	50 00 @ 60 00		

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Silica, Dinas..... 45 00 @ 55 00

(Continued on Page 411.)

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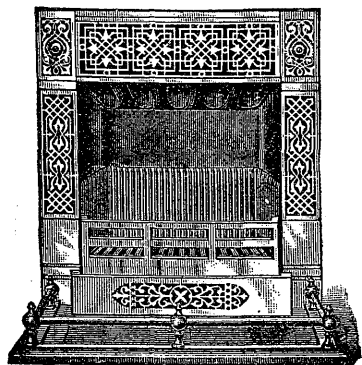
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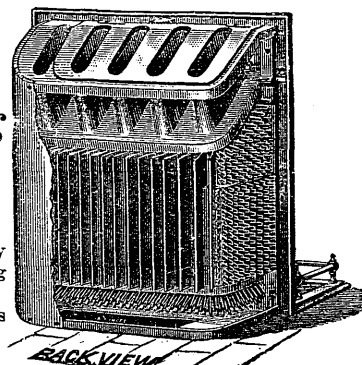
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**TIMBER AND LUMBER DEALERS,**  
Yards, 1st AVENUE, Bet. 97th and 98th STREETS AND  
EAST RIVER, with increased facilities.  
Telephone Call, Harlem 163.

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

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

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

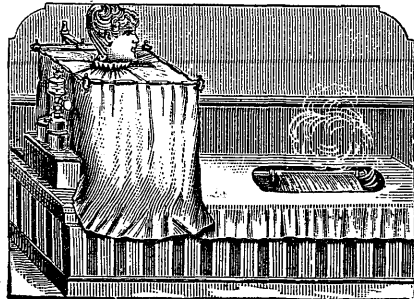
**T. H. SIMONSON & SON,**  
Dealers in  
**Lumber and Timber,**  
Foot of 100th Street, East River.  
Telephone Call, Harlem 115.

**ALFRED BRUMME,**  
**LUMBER DEALER,**  
Mahogany, Walnut, Ash, Oak, Cherry, Etc.  
Pine, Walnut and Ash Flooring and Ceiling, Etc.  
411 to 421 East 23d Street, N. Y.

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

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

**D. BLACK,**  
**STAIR BUILDER**  
151 & 153 East 128th St  
**TO ARCHITECTS**  
**AND BUILDERS.**



**THE HOME VAPOR BATH,** without which  
no house can be called complete. is used now in nearly  
all of our best private residences, apartment houses  
and hotels, is operated by the simple use of the hot  
water from the kitchen boiler, does not interfere with  
the bath tub, and takes up no extra space, has been  
endorsed by the members of the National Plumbers'  
Association, recently held in St. Louis.  
ARCHITECTS specifying this improvement will  
simply have to say, "to furnish and set up complete  
The Home Vapor Bath, Rosenfield's patents."  
ILLUSTRATED PAMPHLET FREE.  
**THE HOME VAPOR BATH & DISINFECTOR CO.,**  
12 East 23d St., Madison Square, New York.

**BUILDING MATERIAL PRICES**

White, Enamelled, English size, # M.	90 00	@ 85 00
do do domestic size	80 00	@ 85 00
American, No. 1	30 00	@ 35 00
American No. 2	25 00	@ 30 00

**CEMENT.**

Rosendale	# bbl	\$1 00	@ 1 10
Portland, English, general run		2 30	@ 2 60
Portland, German, general run		2 30	@ 2 60
Roman	# bbl	2 75	@ 3 25
Keene's coarse		4 50	@ 6 00
Keene's fine		9 00	@ 10 00

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

Portland Burham		2 40	@ 2 50
Portland, K., B. & S.		2 50	@ 2 65
Lafarge		2 90	@ 3 25
Stettin (German) Portland		2 40	@ 2 75
Portland, J. B. White & Bro.		2 45	@ 2 85
Portland, Saylor's American		2 15	@ 2 45
Portland, Dyckerhoff		2 75	@ 3 00
Portland, Gibbs & Co.		2 60	@ 2 85
Portland, Lagerdorfer		2 45	@ 2 65
Rosendale, Snyders, Bridge brand		1 00	@
Windsor Hydraulic		1 00	@ 1 10
Standard Hydraulic		1 35	@ 1 50
Cable Portland		2 15	@ 2 40

**DOORS, WINDOWS AND BLINDS.**

**DOORS, RAISED PANELS, TWO SIDES.**

2.0x6.0	1 1/4 in.	\$ 91	---
2.6x6.6	1 1/4	1 30	---
2.6x6.8	1 1/4	1 24	---
2.8x6.8	1 1/4	1 32	---

(Continued on page IX)

**MISCELLANEOUS.**

**W. & J. SLOANE**

Are Now Showing All the Latest  
NOVELTIES in

**CARPETINGS**

—AND—

**UPHOLSTERY GOODS**

—FOR THE—

**SPRING TRADE,**  
Broadway, 18th and 19th Sts.,

New York.

**BEEBE RANGES,**

WITH

ELEVATED AND LOW OVENS,

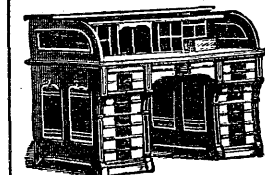
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BRICK SET AND PORTABLE.

**IRON PIPE AND FITTINGS.**

MANUFACTURED BY

**JANES & KIRTLAND,** 1346 Broadway.



**ANDREW'S**  
CELEBRATED  
**DESKS.**

Made of best kiln dried lumber of  
improved designs and thorough work-  
manship; also Library Tables, Office  
Lounges and Chairs.

Bank fitting a specialty.

We claim great superiority in all Office  
Furniture. Prices reduced.

**A. H. ANDREWS & CO.,**  
19 BOND ST., N. Y.

**BUILDING MATERIAL PRICES.**

Size.	DOORS, MOULDED.		
	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0	\$1 58	2 09	—
2.0x6.8	1 67	2 41	—
2.6x6.8	1 90	2 46	—
2.6x6.10	1 94	2 89	—
2.6x7.0	2 08	2 54	3 71
2.8x6.8	1 19	2 60	3 86
2.8x7.0	2 16	2 68	3 96
2.10x6.10	2 09	2 84	4 22
3.0x7.0	2 34	—	—
Hot Bed Sash Glazed, 3.0x6.0	—	—	\$2 15
Hot Bed Sash Unglazed, 3.0x6.0	—	—	85

OUTSIDE BLINDS.			
Per lineal foot, up to 2.10 wide	\$ —	@ \$0 20	
Per lineal foot, up to 3.1 wide	—	@ 22	
Per lineal foot, up to 3.4 wide	—	@ 24	

INSIDE BLINDS.			
Per lineal foot, 4 folds, Pine	—	@ 92	
Per lineal foot, 4 folds, Ash or Chestnut	—	@ 10	
Per lin. ft, 4 folds, Cherry or Butternut	—	@ 1 30	
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50	

FOREIGN WOODS.			
Cedar—Small	4 1/2 @	5	
do —Medium	5 1/2 @	6 1/2	
do —Large	7 @	8 1/2	
Mahogany—Small	5 @	6 1/2	
do —Medium	6 1/2 @	7 1/2	
do —Large	8 @	11	
do —Extra Large	12 @	14	
Rosewood, ordinary to good	2 1/2 @	4 1/2	
Rosewood, good to fine	4 1/2 @	6 1/2	
Lignumvite, 8@12 in.	45 00	@ 65 00	
Lignumvite, other sizes	15 00	@ 25 00	

GLASS.				
Window Glass, Prices Current per Box of 50 feet.				
Sizes.	SINGLE.			
	1st.	2d.	3d.	4th.
6x 8—10x15	\$11 50	\$10 50	\$10 00	\$9 50
11x14—16x24	13 00	12 25	11 50	10 75
18x22—20x30	17 00	16 00	14 50	13 25
15x36—24x30	19 00	17 00	15 00	—
26x28—24x36	20 00	18 50	16 25	—
26x36—26x44	21 50	20 00	16 50	—
26x46—30x50	23 50	22 00	19 00	—
30x52—30x54	25 00	23 00	20 00	—
30x56—34x56	26 00	24 00	22 00	—
34x58—34x60	27 50	26 00	23 50	—
36x60—40x60	31 00	28 00	26 00	—

DOUBLE.				
6x 8—10x15	14 00	13 50	13 00	12 25
11x14—16x24	17 00	16 00	15 25	14 50
18x22—20x30	22 00	20 50	19 00	—
15x36—24x30	24 00	22 00	20 00	—
26x28—24x36	26 00	24 00	21 75	—
26x36—26x44	27 50	26 00	22 50	—
26x46—30x50	30 00	28 00	24 50	—
30x52—30x54	31 50	29 00	26 00	—
30x56—34x56	33 00	30 50	28 00	—
34x58—34x60	35 00	34 00	31 00	—
36x60—40x60	38 00	36 00	34 00	—

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.

Discount 80@80 and 10 per cent. single thick on French; 70@75 and 10 per cent. on American.

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.			
1/4 Fluted plate	18@20	3/8 Rough plate	27@30
1-16 Fluted plate	20@22	1/2 Rough plate	33@30
1/4 Fluted plate	22@25	3/4 Rough plate	60@70
1/4 Rough plate	22@25	1 Rough plate	70@80

HAIR—Duty free.

Cattle	— bushel of 7 lbs.	21@25
Goat	—	30@35

IRON.			
Pig, Scotch, Coltness	— ton	\$20 00	@ 20 50
Pig, Scotch, Glengarnock	—	19 50	@ 20 00
Pig, Scotch, Eglington	—	18 00	@ 18 50
Pig, American, No. 1	—	18 00	@ 18 50
Pig, American, No. 2	—	17 00	@ 17 50
Pig, American, Forge	—	16 00	@ 16 50

BAR IRON FROM STORE.

Common Iron.			
3/4 to 1 in. round and square	— lb	1 75	@ 1 80
1 to 6 in. x 3/4 to 1 in.	—	1 75	@ 1 80

Refined Iron.			
3/4 to 2 in. round and square	—	1 90	@ 2 30
1 to 6 in. x 3/4 to 1 in.	—	1 90	@ 2 30
1 to 6 in. x 1/2 and 5-16	—	1 95	@ 2 40
Rods—3/8@11-16 round and square	—	1 80	@ 2 30
Bands—1 to 6x3-16 No. 12	—	2 00	@ 2 50
Norway nail rods	—	5	@ 6

Sheet.	Common American.		R. G. American.	
	lb	@	lb	@
Nos. 10 to 16	2 70	@ 3 00	3 1/2	@ —
Nos. 17 to 20	3 00	@ —	3 1/2	@ —
Nos. 21 to 24	3 00	@ —	3 1/2	@ —
Nos. 25 to 28	3 00	@ 3 12 1/2	3 1/2	@ —
Nos. 27 to 28	3 25	@ 3 50	3 1/2	@ 4

LABOR.			
Galvanized, 10 to 20	5 @	4 1/2 @	—
do 21 to 24	5 1/2 @	5 @	—
do 25 to 28	6 @	5 1/2 @	—
do 27	6 1/2 @	6 @	—
do 28	7 @	6 1/2 @	—
Patent planished	— lb A.	10c; 5, 9	
Russia	— lb	10 @ 10 1/2	
Balls, American steel	—	34 00 @ 35 00	

LABOR.			
Ordinary, per day	\$1 50	@ 2 50	
Masons, do	3 50	@ 4 00	
Plasterers, do	—	@ 4 00	
Carpenters, do	—	@ 3 50	
Plumbers, do	3 00	@ 3 50	
Painters, do	2 50	@ 3 50	
Stone-setters, do	3 50	@ 4 00	

LIME.			
Rockland, common	—	@ 1 00	
Rockland, finishing	—	@ 1 20	
State, common, cargo rate	— bbl	@ 90	
State, finishing	—	@ 1 10	
Ground	—	@ 1 00	

Add 25c. to above figures for yard rates.

LATH—Cargo rate—\$ M. 2 80 @ 2 85

(Continued on page x)

**ARCHITECTS.**

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GERMAN SAVINGS BANK BUILDING.  
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**DE LEMOS & CORDES,**  
ARCHITECTS,  
189 BROADWAY, - - NEW YORK.

**George W. Da Cunha**  
Architect,  
261 and 263 BROADWAY, - NEW YORK.

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The Climax Rail for all sliding doors,  
it cannot jump the track, and is level  
with the floor.

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134 WATER ST., N. Y.

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**H. B. RUMMLER & CO.,**  
Mantels, Doors, Trimmings, Wainscot, Etc.,  
Office and Factory, 15 and 16 13th Av., N. Y.,  
One block above West 11th St. Estimates furnished.  
Full Stock of Wood Mantels on hand.

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Pavements for Building Purposes,  
Also for Paving, ROADWAYS AND SIDEWALKS,  
Disinfected Water-Proof and Air-Proof Cellars.

**HENRY BOLZE,**  
Importer of Rock Asphalt and Manufacturer of  
Asphalte Pavements,  
506 EAST 89TH ST., N. Y. Send for References.

**M. C. Shannon,**  
PLAIN & ORNAMENTAL PLASTERER  
Repairs all alterations in houses, walls and ceilings,  
also defaced and broken ornaments. All work entrusted  
to my care shall be promptly attended to.  
Shop, 965 1st Avenue, N. w. cor. 53d St.  
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**STAINED GLASS** ILLUSTRATED  
HAND-BOOK BY MAIL.  
**DAYLIGHT.** FRINK'S PATENT  
Light Dark and Gloomy Apartment  
Houses, Offices, Stores, Factories,  
Hotels, &c.,  
Without the use of gas or other artificial light; the  
effect is truly astonishing. Also REFLECTORS for  
gas, oil or electric light.  
**I. P. FRINK, 551 Pearl St., New York**

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**The Flag and Building Stone Co. (L'd.),**  
138TH STREET AND RAILROAD AVENUE.  
Hugh Young, Pres. J. Hamilton Young, Sec. & Treas.  
Wholesale and Retail Dealers in  
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Large Flags and Platforms Planed or Smooth.

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**Artificial Stone Works**  
Sidewalks & Garden Walks  
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Cellars Made Water Tight, Water Tight,  
All kinds of Cement Work

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**ARTIFICIAL STONE WORKS**  
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Cellars made Water-Tight for Breweries. Malt  
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**EUCLID STONE,**  
**BLOCK STONE.**  
MALONE & CO., P. B. PARKER,  
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**CAROLINA RED SAND STONE.**  
Fine Grain, Beautiful Color, Durable.  
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19 Park Place and 1251 Broadway.

**THE HALLOWELL GRANITE CO.**  
Monuments, Tombs, and Building Work  
of all kinds in Granite, Marble  
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**18 Broadway, N. Y.,**  
Rooms 926 and 927.

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Brown, Dorchester and Ohio Free Stone.

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**BRANDER, BOYD & HUTCHER,**  
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All orders promptly executed.

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Endless Ladders and Steam Hod Elevators to Let,  
and Hoisting Engines for all purposes.  
Sole proprietors of patent right for  
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**ESTABLISHED 1868**

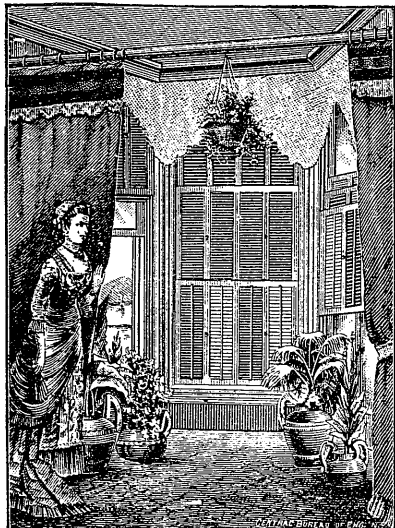
**THE HAYES**

**SKYLIGHTS**

**71-8TH AVE. NEW YORK.**

MISCELLANEOUS.

HILL'S PATENT SLIDING WINDOW BLINDS.



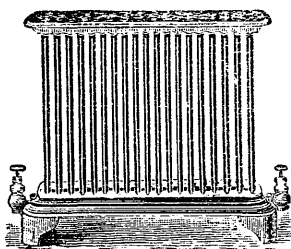
These blinds require no hinges, and all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style these blinds are not excelled by any in the market. Call and see them, or send for circular.

WM. HAMILTON, Sole Agent, 1193 Broadway.  
"Also Improved English Venetian Blinds in any desired wood handsomely finished."

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BUILDERS' HARDWARE,

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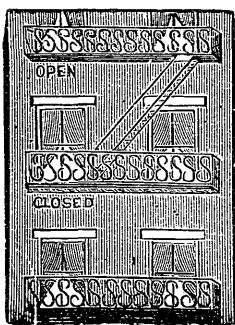
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H. B. SMITH COMPANY.



Reed's Improved Cast Iron Radiators. The extended use of these Radiators throughout the country demonstrates the superiority over all others. Als Gold's Sectional House Heating Boilers and Pin Indirect Radiators. Mills' Safety Sectional

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BALCONY,  
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INVISIBLE LADDER.  
Complies with the Law,  
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SEWER GAS DESTROYED !!

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15 to 25 Whitehall St.

JAMES McLAUGHLIN.  
SAND.

Contracts and Estimates Furnished. All Kinds of Freight. 604 West 48th Street, N. Y.

BUILDING MATERIAL PRICES.

LUMBER.

Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selection.

Pine tub plank 3/4 M ft.	\$75 00	@	80 00
Pine, very choice and ex. dry.	65 00	@	70 00
Pine, good.	55 00	@	60 00
Pine pickings.	45 00	@	50 00
Pine, shipping box.	21 00	@	22 50
Pine, common box.	18 00	@	20 00
Pine, common box, 3/4.	16 00	@	18 00
Pine, tally plank, 1 1/4, 10in., dress'd ea	44	@	50
Pine, tally plank, 1 1/4, 2d quality.	35	@	40
Pine, tally plank, 1 1/4, culls.	30	@	32
Pine, tally boards, dressed, good.	32	@	35
Pine, tally boards, dressed, common.	28	@	30
Pine, strip boards, m'ch'able, dress'd	20	@	22
Pine, strip boards, common.	18	@	20
Pine, strip boards, clear.	25	@	26
Pine, strip plank, dressed, clear.	33	@	35
Spruce boards, dressed.	25	@	28
Spruce plank, 1 1/4 inch, each.	28	@	30
Spruce plank, 2 inch, each.	38	@	40
Spruce plank, 1 1/4 inch, dressed.	28	@	30
Spruce plank, 2 inch, dressed.	43	@	45
Spruce wall strips, 2x4.	15	@	18
Spruce timber.	20 00	@	22 00
Hemlock boards.	18	@	20
Hemlock joist, 2 1/2x3.	16	@	18
Hemlock joist, 3x4.	18	@	20
Hemlock joist, 4x6.	40	@	44
Ash, good.	48 00	@	55 00
Oak.	55 00	@	65 00
Maple, cull.	25 00	@	30 00
Maple, good.	45 00	@	50 00
Chestnut.	45 00	@	52 00
Cypress, 1 1/2, 2 and 2 1/2 inch.	35 00	@	40 00
Black Walnut, good to choice.	140 00	@	160 00
Black Walnut, ordinary to fair.	100 00	@	120 00
Black Walnut, 3/8.	85 00	@	100 00
Black Walnut, selected and seasoned	150 00	@	175 00
Black Walnut counters.	22	@	28
Black Walnut, 5x5.	150 00	@	160 00
Black Walnut, 6x6.	160 00	@	170 00
Black Walnut, 7x7.	175 00	@	180 00
Black Walnut, 8x8.	175 00	@	180 00
Cherry, wide.	100 00	@	120 00
Cherry, ordinary.	70 00	@	80 00
Whitewood, inch.	45 00	@	50 00
Whitewood, 3/8 inch.	35 00	@	40 00
Whitewood, 1/2 panels.	45 00	@	50 00
Yellow pine dressed flooring, 3/4 M ft.	28 00	@	35 00
Yellow Pine girders.	25 00	@	30 00
Shingles, extra shaved pine, 18 in 3/4 M	5 75	@	6 00
Shingles, extra sawed pine, 18 in	4 50	@	5 00
Shingles, clear sawed pine, 16 in	23 00	@	24 00
Shingles, heart, cypress, 24x7.		@	14 00
Shingles, heart, cypress, 20x6.		@	

PLASTER PARIS.			
Calced, ordinary city.	1 30	@	1 35
Calced, city casting.	1 40	@	1 50
Calced, city superfine.	1 65	@	1 75
Calced, Eastern.	1 30	@	1 35

PAINTS AND OILS.			
Chalk block.	1 55	@	1 60
Chalk in barrels.	25	@	30
China clay.	13 00	@	16 00
Whiting, gilders, &c.	60	@	65
Whiting, common.	37 1/2	@	42 1/2
Paris White, English.	95	@	1 25
Lead, white, American, dry.	45	@	6
Lead, white, American, in oil pure.	6 1/2	@	
Lead, English, B. B. in oil.	8 1/2	@	8 3/4
Lead, red, American.	5 1/4	@	5 1/2
Litharge.	5	@	5 1/2
Ochre, French, dry.	13	@	1 1/2
Venetian red, American.	1	@	1 1/4
Venetian red, English.	1 1/2	@	1 1/2
Tuscan red.	9 1/2	@	11
Indian red.	5	@	10
Vermillion, American Lead.	10 1/2	@	12 1/2
Vermillion, English.	65	@	70
Carmine, American, No. 40.	3 15	@	3 25
Orange Mineral.	7 1/2	@	11 1/2
Paris green.	15	@	20
Sienna, lump.	3	@	3 1/2
Sienna, powdered.	5	@	5 1/2
Umber, Amer., raw and powdered.	13 1/2	@	15 1/2
Umber, Turkey, lump.	13 1/2	@	3
Umber, Turkey, powder.	3	@	3 1/2
Drop Black, English.	11	@	13
Drop Black, American.	7	@	13
Prussian blue.	15	@	45
Ultramarine blue.	7	@	20
Chrome green.	5	@	20
Oxide zinc, American.	3 1/2	@	4
Oxide zinc, French, V M G S.	7 1/2	@	8
Oxide zinc, French, V M R S.	6	@	6 1/2

SLATE.			
Purple roofing slate.	36 00	@	7 00
Green slate.	6 00	@	7 00
Red slate.		@	15 00
Black slate, Pennsylvania (at Jersey City).	4 50	@	5 00

STONE—Cargo rates, delivered at New York.			
Amherst freestone, in rough, 3 C ft			
No. 1	\$ 95	@	1 00
Amherst do do 3 C ft No. 2	75	@	85
Berlin freestone, in rough	75	@	1 00
Berea freestone, in rough.		@	
Brown stone, Portland, Ct.	1 00	@	1 35
Brown stone, Belleville, N. J.	1 00	@	1 35
Granite, rough.	45	@	1 25
Granite, Scotch, 3/4 ft.	1 60	@	1 05

NATIVE STONE.			
Common building stone.	2 00	@	3 00
Base stone, 2 1/2 ft. in length, 3/4 lin. ft.	40	@	50
Base stone, 3 ft. in length.	50	@	75
Base stone, 3 1/2 ft. in length.	70	@	75
Base stone, 4 ft. in length.	75	@	1 00
Base stone, 4 1/2 ft. in length.	1 00	@	1 25
Base stone, 5 ft. in length.	1 25	@	1 50
Base stone, 6 ft. in length.	2 50	@	3 00

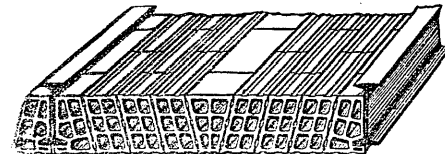
SOLDERS.			
Half and half.	14 1/2	@	14 1/2
Extra.	13 1/4	@	13 1/2
No. 1.	11 1/4	@	12
No. 2.	11 1/4	@	11 1/2

TIN PLATES.			
I. C. Charcoal, 10x14.	\$5 00	@	7 50
I. C. coke, 10x14.	4 65	@	4 75
I. X. charcoal, 10x14.	6 25	@	9 25
I. C. charcoal, 20x28.	10 25	@	15 25
I. X. charcoal, 14x20.	6 25	@	9 25
I. C. coke, 14x20.	4 65	@	4 75
I. C. coke, terme, 14x20.	6 8 1/4	@	7 00
I. C. charcoal, terme, 14x20.	4 75	@	7 00

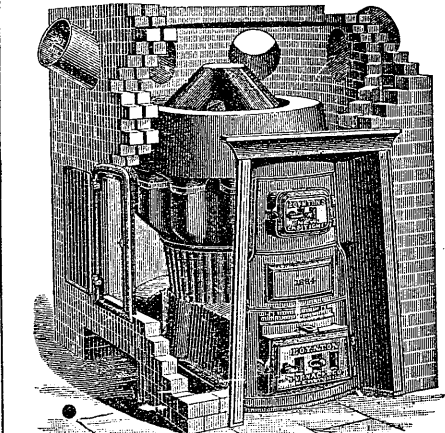
ZINC.			
Sheet, cast.	3 1/2	@	1 1/2
Sheet, open.	6	@	6 1/2

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