

# THE RECORD AND GUIDE,

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*A volume which should be in the hands of every builder, contractor, architect, and owner and dealer in real estate, is now ready and can be procured at the office of THE RECORD AND GUIDE. It is a new edition of the law relating to buildings in the City of New York, with added matter, marginal notes and colored engravings to illustrate the subject. It contains the law limiting the height of dwelling-houses, also the existing Mechanics' Lien Law. This work is edited by William J. Fryer, Jr., whose original and well-thought-out comments give it a special value. The volume will also contain a complete directory of architects in New York, Brooklyn, Jersey City, Newark and Yonkers. The book is handsomely bound in cloth, and is sold at the low price of seventy-five cents, by mail eighty-five cents.*

The business situation has taken on a new phase during the past week. Money has suddenly become tight—that is to say, loans which could have been made at  $2\frac{1}{2}$  per cent. last week have been ruling at 5, 6 and 7 per cent. during the last few days. Some of this increase is entirely legitimate and is due to the greater demand for money in business circles to start new enterprises or extend industries already established. Should the use of money continue high we will doubtless soon see shipments of gold from abroad, for the rates of interest rule low on the other side of the water and money would come over here for more profitable employment should it seem probable that the rate of interest here would continue at the present rate.

It seems that what the banks have lost in reserves during the past year, about \$55,000,000, has been gained by the treasury. Money is being made artificially scarce by being locked up in the government repositories. No one is advantaged by this abstraction of money from circulation but the national banks, which are now able to ask from 5 to 7 per cent. for loans, and if the present government treasury policy is continued money will rule at a premium over the legal rate of interest, as the business community are all borrowers. Practically they are taxed for the benefit of the national banks and the money lenders, hence the popularity of the Morrison surplus resolution in the last Congress. The complaint of the West and South is that it is national bank officers, Messrs. Manning and Jordan, who control the policy of the treasury in the interest of the national banks. How strange a fact it is that our Eastern press in this matter, as on the silver question, work in the interests of the banks and not in that of the commercial community.

Still, no matter what the policy of the Treasury Department, the rate of interest on money was certain to rise during the coming business season. Not only is there a better demand for money for industrial enterprises, but there is a steady shrinkage of the volume of national bank currency. Were it not for the relief given by the continued coinage of silver, and the issue of certificates thereupon, money would soon become very tight and command an excessive rate of interest because of the steady contraction of the paper circulation. One good effect would follow were money to command 5 or 6 per cent. It would draw gold from Europe. Another good result might be a check to speculation in Wall street, for 3 and 4 per cent. securities will not look so attractive if money can be loaned out at 5, 6 or 7 per cent. This is a matter Wall street people should bear in mind.

Notwithstanding the assumption of virtuous indignation by the press in the unearthing of the Squire-Flynn letter it is notorious that similar documents have been employed to keep politicians who have been given profitable offices in the traces. Chester A. Arthur, John Kelly, as well as Hubert O. Thompson must have made the appointees to lucrative positions which they controlled sign papers which put them in the power of their patrons. Of course neither Kelly's or Arthur's name ever appeared in those documents. There was always some go-between, like Flynn in Thompson's case. This Squire-Flynn letter was undoubtedly modelled upon hundreds of letters of the same character. It is also clear that John Kelly

never exacted any such commitments from his candidates for Mayor, from the fact that all of them—Wickham, Ely and Grace, etc.—went back on him after being elected. Our city politics is a very dirty puddle which it does not seem possible to purify.

Senator William M. Evarts delivered himself of a short speech on the silver question just before the last session closed, in which he urged that our government should sound other governments as to what they were willing to do in establishing a metallic currency to which all the commercial nations could abide by. Mr. Evarts tried to correct a very curious hallucination common among thinkers and writers on this subject, that adding to the number of grains of silver in a dollar would restore the parity between the two metals and solve the problem of the standard of value. In the absence of any ratio being established for the coinage of both metals it is clear that the two will keep on "parting company" and that gold will steadily appreciate, a fact which will show itself by the continuous decline in silver as well as the price of all articles which gold measures. Certain papers have criticised the New York Senator as a flat money advocate, because he said that it would require a positive law to uphold the price of silver as compared with gold. Yet that law can give a value to silver is shown by the willingness of every trader to take silver dollars of  $412\frac{1}{2}$  grains and the universal rejection of the trade dollar weighing 420 grains. Mr. Evarts is quite right. Adding to the weight of the silver dollar would create endless confusion and would not prevent the continuous decline in the value of the white metal.

The commission appointed by the Tory government of last fall to inquire into the cause of the depression in trade in Great Britain have found that the distress has been caused not by any diminution in the volume of trade, but because of the falling off in prices. Great Britain manufactures and exports more goods than ever before in its history, but the return in the money it receives therefor is not nearly so large as it was ten, or even five years ago. The commission, however, reports that the condition of the working classes have improved during the last twenty years, due to the cheapening of goods without a reduction of wages, which last fact they attribute to the influence of trades unions. These workingmen's organizations, by the way, are commended, and a plea is made against any extension of the hours of labor; this last because there has been overproduction. Hence this Tory commission agrees with the extreme labor reformers that a reduction in the hours of labor would be desirable, in that it would put a check to the multiplication of goods which the market cannot absorb. The commission carefully avoids discussing the question of bi-metallism, yet it is as clear as the sun in the heavens that the adoption of gold mono-metallism by the commercial nations has been the main cause of the steady lowering of prices for the past fifteen years, and that the failure to rehabilitate silver as a money metal will cause poignant distress among all who deal in the commodities required in the international trade of the world.

The interviews with our architects, *apropos* of our public buildings, emphasizes a defect which New Yorkers should be ashamed of and should try and correct in the future. Our school buildings, police stations and some of our courts are very unattractive and in many cases are very shabby structures. People in the West take a special pride in having handsome school houses. A well-proportioned edifice is not necessarily any more costly than is a building modelled upon the lines of a barn or an out-house. St. Luke's Hospital, for instance, is one of the most imposing buildings in the city, yet it is of cheap construction and without ornament. We employ policemen to plan our station houses, while our schoolhouses are put up in so penurious a spirit that they discredit our educational system. The interviews on this subject with leading architects, which we give elsewhere, touches upon this and other interesting topics.

Among the most remarkable events of this century must be accounted the arrival of the air-ship Torpillier in London, after a voyage across the British Channel from Cherbourg. M. L'Hoste, the inventor and navigator, will hereafter rank with Mongolfier, if not with Watt, Fulton and Morse. It may be set down as a demonstrated fact that an aerostat or flying-machine can, under favorable circumstances, be driven or guided through the air from one spot on the earth's surface to another. There are many and very great difficulties to overcome, but enough has been accomplished to show that man will, in time, navigate the air as successfully as he has heretofore propelled himself over the land or floated over the ocean. How curiously blind are our daily journals to the vast importance of this conquest of the air; yet, we should have been prepared for it by the balloon and by the successful experiments of Renard in France, Baumgarten in Germany, and Baronovski in Russia. This is not the place to describe the kind of vessel that will navigate the air. It must not be a balloon, however, which

can only float, but which, from its size and lightness, is necessarily at the mercy of the winds and air currents. France, in this matter, leads the world; but it is curious to note that the inventors of these successful air-ships had in view war, not peaceful commerce. The successful flight of the balloons from Paris when besieged suggested the idea of navigable air-ships which would not only spy out the movements of hostile armies but which would rain down from the skies dynamite explosives upon fortifications and entrenched camps. It will be a fitting close to the nineteenth century if, in its last years, it should have solved this marvellous problem of giving man as complete command of the air as have the birds.

### Our Prophetic Department.

MR. Y. DOODLE—What a happy country is ours, Sir Oracle. Peace reigns within our borders. We have no Eastern question to embroil us in war. Our trade is in better condition than that of any other nation on earth. Our crops are large and everyone expects to make money in the near future. Now, in view of the circumstances, is this expectation unreasonable? Don't you think the Yankee nation is to be felicitated?

SIR ORACLE—I am not, just at this present moment, in a mood to think well of the American people. They are bright, clever and enterprising, and have had great good luck in the past; but, from certain points of view, I look upon them as a nation of fools. The average American is a happy-go-lucky noodle. History for him teaches no lessons. Because fate has been kind to him in the past, he does not estimate at their force any of the perils which all nations must face.

MR. Y. D.—You astonish me! What perils have we to encounter? Where is there a power on this continent we need fear—surely not Mexico. Great Britain has a fleet and an army; but were we to be at war with that power we could make depredations upon her commerce and easily overrun the Dominion of Canada. What other power is there that would want to go to war with us?

SIR O.—It is this optimistic way of looking at things which fills me with alternate despair and wrath. We fail to realize that since the beginning of recorded history there never existed a nation which was at once rich and unprotected that was not attacked and plundered by some superior military power. I firmly believe that Mr. Samuel J. Tilden will live in history because of the letters he wrote, just before he died, warning Congress and his countrymen of the dangers that threatened the nation because of our unprotected seaboard cities. Edmund Burke wrote better than any publicist of his time, but his posthumous fame is almost wholly due to the fact that he alone foresaw the Reign of Terror and the military despotism that was to follow in France. When the blow falls, as fall it will, how remarkable will seem the foresight of Mr. Tilden; yet, for five years past, not only has THE RECORD AND GUIDE been preaching from the same text, but military and naval officers have been trying to awaken the American public to a sense of the danger they were running. But no! As other nations grow relatively stronger and we weaker as a naval power, the average American puts aside all thought of possible foreign wars and lives on thinking that to-morrow will be just like yesterday and to-day.

MR. Y. D.—You are all wrong, Sir Oracle; we shall not get into any foreign war. The next great contest will be in Europe, and will be precipitated by Russia marching on Constantinople and Herat, and France putting her legions in the field to reconquer Alsace and Lorraine. Instead of fighting we shall trade with all the belligerents and will make money out of the necessities of the contending nations.

SIR O.—I have no doubt that the outbreak of a European war would stimulate all our industries. We would sell more grain and provisions, and supply arms and cartridges; but inevitably we would in some way get mixed up with the quarrels of the European powers. See how it was in the Napoleonic wars. We were involved in 1813, although there were no rich cities on the seaboard to tempt the cupidity of foreign nations. We had a navy, too, which, though small, was an excellent one; but even in that day of sailing vessels England humiliated us by capturing and burning our capital. How different are things to-day. We have no navy, no fortifications, and, as Mr. Tilden has pointed out, five billions worth of property lies wholly unprotected on our Atlantic seacoast inviting spoliation. Even were we to commence now to erect fortifications, supply torpedo boats and manufacture guns, it would take from six to ten years to put us in a safe position, even at the most lavish expenditure. With these facts staring them in the face the members of the last Congress adjourned without voting a dollar for guns or fortifications; yet nearly \$80,000,000 was appropriated to pay pensions to soldiers who fought in a war a quarter of a century back. It may seem monstrous to say it, but it really looks as if our Congressmen deliberately invited another war so as to give them an excuse to pass more fraudulent pension bills.

MR. Y. D.—Oh, that's preposterous. What would you have the American people do, now Congress has adjourned?

SIR O.—If they realized the situation our countrymen should hold mass indignation meetings in every city in the Union. There should be a roar of wrath come up from all parts of the land. Now I believe with you that Europe is on the verge of one of the greatest wars recorded in history. I think that all the armies of the Old World will be martialled in battle array. Money will be needed by Germany, France, Italy, Russia, and one or several of these powers will pick a quarrel with us, threaten our seaboard cities so as to be bought off with a heavy money indemnity, probably as much as fortifications and fleets would cost to protect them fifty times over. When that day comes I would not like to be in the boots of the Randalls, Holmans and other party leaders whose contemptible economies had brought upon us this national calamity. The mass of the community will not realize that these men very fairly represented them in their want of foresight and idiotic optimism.

MR. Y. D.—I think you overstate the case, Sir Oracle. Can we not make reprisals by equipping privateers and preying upon the commerce of any nation that attacks us?

SIR O.—The fleets of the modern world are propelled by steam. A war vessel or a privateer in distant seas would need recoaling. We have no naval stations in all the wide world outside of our own shores. When William H. Seward arranged the purchase of Alaska he also negotiated a treaty for the annexation of St. Thomas. He naturally supposed upon the close of a successful civil war that the surplus energies of the American people would find vent in foreign enterprises. If I am not misinformed, he wished also to annex the Sandwich Islands and to secure coaling stations in every part of the world; but the Senate set a face of flint against any acquisition but that of Alaska. For obvious reasons we did not want just then to displease Russia, our only friend in the civil war; but the treaty with Denmark for the annexation of St. Thomas was thrown aside, and a petty insular feeling developed that showed the representatives of the American people cared for nothing beyond our own shores. I am not criticising in this matter one party more than another. The Democrats in the last Congress did very badly, but the Republicans who preceded them did still worse, for they spent money enough to have given us a splendid fleet, but when they surrendered power left nothing but a lot of worthless wooden hulks in the way of a navy. President Grant's administration was discredited and almost wrecked, because he endeavored to acquire Samina Bay as a naval station, yet how wise a measure that was in view of the future of the country? Our perverseness in not securing coaling stations in the various foreign seas has made it impossible for us to send men of war more than a few hundred miles away from our own coast. Then look at that crowning act of American folly, the Geneva award on the Alabama claims.

MR. Y. D.—Surely I don't hear you aright? In that famous arbitration did not England admit she was in the wrong, and did we not get \$15,000,000?

SIR O.—When the civil war began the tonnage of the United States was second only to that of Great Britain. Our flag was seen on every sea. At the close of the civil war our marine fleet had been swept from the ocean. Nor have we been able to recreate it in the quarter of a century that has since elapsed. The profits made by the merchant steamships of other nations in bringing goods to and taking agricultural products away from the United States is estimated to be about \$180,000,000 per annum. Had we our proper share of this commerce for the last twenty-five years our gains would be counted by billions, and we would have had a merchant marine and a class of merchants, shippers and sailors which does not now exist. As a nation we have condoned this tremendous loss for \$15,000,000, and have, in addition, been guilty of the incredible folly of promising Great Britain that we would not follow her example in manning ships with native sailors to prey on her commerce. What a terrible weapon it would have been in the arsenal of American diplomacy if we had declined ever settling the claims of damage caused by the British rebel cruisers. England would have been on her knees to have her own precedents discountenanced, and would have given billions instead of millions to have the matter adjusted.

MR. Y. D.—Put surely in the interest of mankind it is better not to have these irritating questions left open. On what terms should we have settled that dispute?

SIR O.—The surrender of the Bermuda Islands and every fortification which menaced our coast. The civil war was certainly prolonged a year because of the harbor of refuge for the blockade runners at the port of Nassau and the other British dependencies near our coast. Great Britain menaces us in the North Atlantic, on our Southern coast, and at various points in the Gulf of Mexico and the Pacific Ocean. No other people on earth would stand that but the happy-go-lucky American.

MR. Y. D.—What is there to be done then?

SIR O.—Oh! nothing. Like other nations we must learn wisdom through the bitter school of suffering. Some day the blow will fall. We shall awake from our pleasant dreams and then, not realizing our own folly, our wrath will be turned on the so-called

statesmen who were no wiser than the American people. In thinking this matter over I recall the saying of a profane old gentleman who divided mankind into two classes, the natural fools and the d—d fools. Our countrymen, in these matters, Mr. Doodle, belong to one class or the other.

It seems the day of great trading companies—like the East Indian and Hudson Bay—are not yet over in Great Britain. A vast corporation, entitled "The National African Company," has been organized with a capital of \$5,000,000, with power of increase to any extent. This corporation will at once make the Niger River and all its affluents a part of the British Empire. The design is to effect a lodgment in Central Africa, and to antagonize the efforts of the Germans, Portuguese and others, to control the trade between the plateaux of Central Africa and the Atlantic seacoast. The Portuguese are building a railroad, 225 miles long, between Loando and Ambucca. This is intended to reach the southern portion of Congo land. As for the Germans, they are to be heard from in all parts of the dark continent. The Americans have no interests in Africa. Indeed, our flag is rarely seen outside the waters that skirt our coasts.

In the slang of the day the lawyers want "the earth." Not satisfied with nine-tenths of our legislators and executives being members of the legal profession, they now demand that all the honorable and profitable departments of the government shall be filled with "limbs of the law." Witness the following extract from a despatch in the *Evening Post*:

The successor of Collector Hedden can be hardly selected with safety or propriety from the city of New York. In the history of that Custom House thus far the collectors who *have been merely merchants* have not been particularly successful, while some of them have been flat failures. What the President ought to do, and what he will be likely to do, is to go out of the city and find some man who *is a good lawyer*, and also a good business man, and who has good sound common sense. *A good lawyer with business qualities, and practical common sense, is better qualified for the place than a mere merchant.*

So it seems that merchants and business men of all kinds are to be disqualified from holding any official position under our government. Probably the next step will be a law prohibiting anybody but lawyers from holding any official position whatever.

The liquor interests of the country are courting their own destruction by using fair means and foul to avoid all taxation. While land and the consuming public bear heavy burdens in the way of taxes, tariffs and internal duties, the retail liquor dealer, whose business is so injurious to the morals, health and welfare of the community, objects to paying even a license fee for the dispensing of strong drink. By legal machinery they have nullified law after law so defiantly as to awaken the indignation of the community. After a struggle of some fifteen years the moderate temperance people of Ohio have succeeded in passing a license law; but the liquor dealers have, so far, defied it with the result of so exasperating the great bulk of the taxpayers that the latter have taken advantage of the local option laws to prohibit entirely the sale of liquors in many of the counties of that State. Indeed the growth of the Prohibition Party in all the States of the Union, is one of the most remarkable political phenomena of the times. If the liquor dealers of this State were wise they would consent to the enactment of a fair license law. But they insist upon unrestricted liquor selling, and, as a result, the Prohibition Party will probably succeed in destroying one, if not both, of the great political parties of this State.

Attention has been called by the press to the poor attendance and lack of interest in our agricultural schools and colleges. There are scores of institutions, such as Cornell University, Perdue University in Indiana, the Illinois University, and similar institutions East, West and South, where special efforts are made to train students in practical agriculture. All of them are so far failures. Students prefer any study rather than that of scientific farming. Indeed, it is found that agriculturists themselves do not care to train their children in the pursuit by which they live. Boys prefer to be lawyers, doctors, engineers, and of late years many students are attracted to the technical schools which fit them to follow artistic and mechanical pursuits. This may seem strange in a country which depends so much on agriculture as does the United States, but it should be borne in mind that the whole tendency of modern industry is, as it were, away from the soil. Our cities grow at the expense of the country. The great prizes for the ambitious are in the professions, in politics, in great business enterprises, railroading, and in mechanical invention. Even the fortunes that are made in landed property outside of the cities, are not by the raising and selling of products, but because of the enhancement of the value of all land due to the rapid increase of our population and wealth. The people are bent on becoming a manufacturing and commercial community,

as they know instinctively that a population dependent upon agriculture alone is necessarily a poor one.

M. Drumont has published a remarkable book in Paris, "La France Juive," which has run through over one hundred editions. Its object is to show that the Hebrew race is absorbing the wealth of France, that it is all but supreme in finance, politics and the press. Notwithstanding the remarkable circulation of that book, it is rarely mentioned by the newspapers because they are owned and edited by Jews. This same monopoly of journalistic ventures is true of the bulk of the press of the Continent. So far only one leading paper, the London *Telegraph*, is in Jewish hands in Great Britain, though several weekly and sporting papers are owned and managed by members of that race. The American press is mainly controlled by natives, although in the leading Eastern cities more than half the sub-editors and reporters are Irishmen. Mr. Joseph Pullitzer's remarkable success in the *Post-Dispatch* of St. Louis and the *World* of New York is probably but a foretaste of what we may expect in the future. The Hebrews are all powerful in trade and finance in the United States. They have not as yet made much mark in politics or journalism, but this will come in time. It seems that only three of the leading journals in Paris are not owned by Jews. That singularly able race is predestined wherever it has the chance to come to the front in trade, finance, politics, journalism and art. So far the American Jew has confined himself to money-making. Pre-eminence in the other departments we have named is yet to come.

The building movement in this city, it will be noticed, is not confined to the improvement of hitherto vacant lots. The work of reconstruction is also going on in the older parts of New York. In many of the down-town streets old buildings are being replaced by better ones, and alterations are making that will practically make new buildings out of old ones. Compared with London, Paris or the capitals of the Old World, New York is a very young city. It was little better than a village 150 years ago, but its ground has become so valuable that it does not pay to have it covered with old structures designed for modest dwellings but now required for the vast business which is destined to be transacted in all parts of the city below Fifty-ninth street. Although much is being done a great deal more is required, not only in the region below Twenty-third street, but on the principal avenues connecting that street with the upper part of the city. If there were any means of condemning whole blocks of old buildings so that new neighborhoods could be created, New York would make astonishing strides in its fine residence and business structures within a very few years.

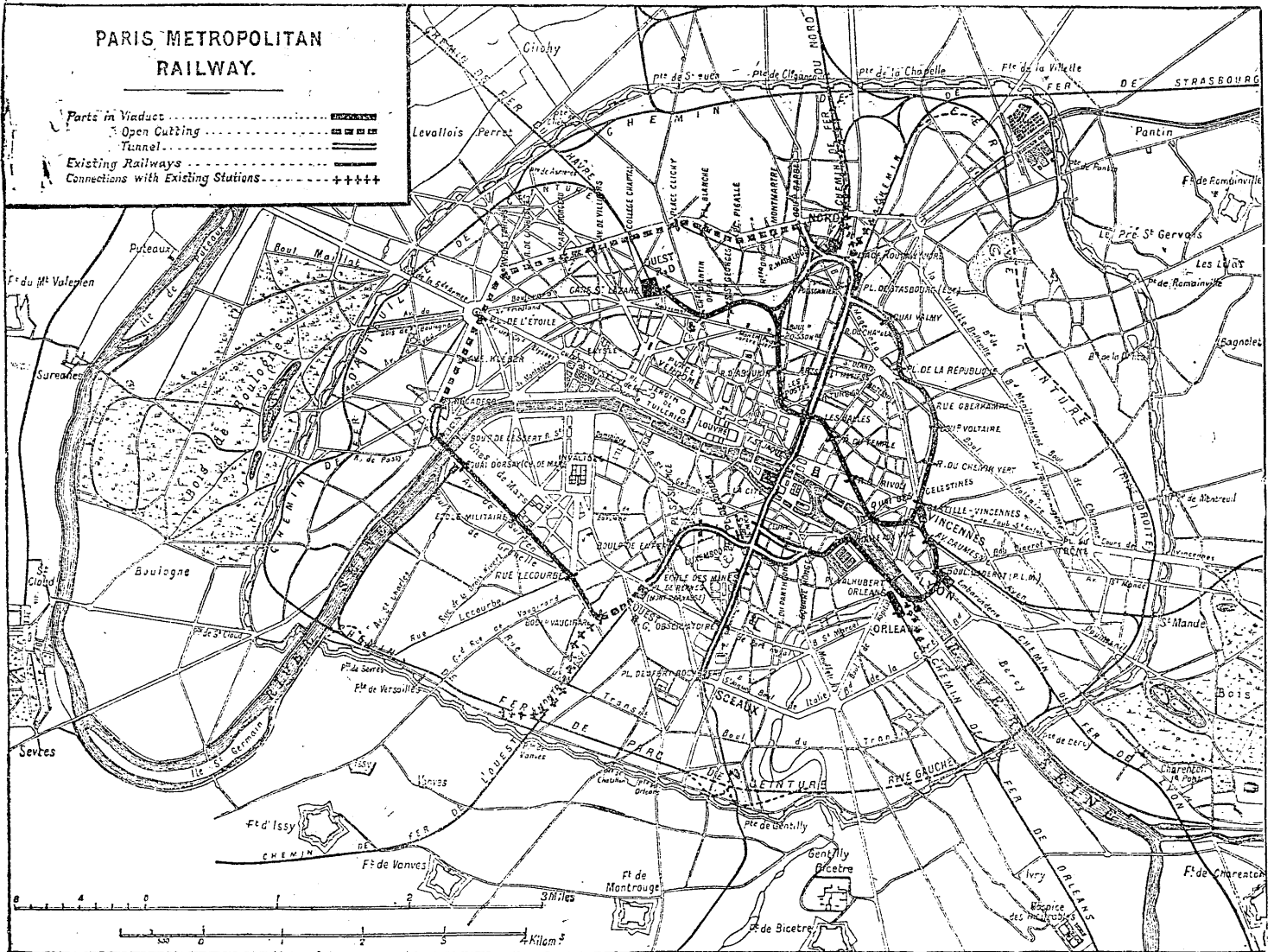
#### Possible War With Mexico.

The peremptory character of Secretary Bayard's dispatch, demanding the release of Editor Cutting of the Mexican government, contrasted with his far more politic manner of addressing the British government ament the Canadian fisheries dispute, is attracting a good deal of attention in business circles, and the belief is entertained in some quarters that a war may result in the Southwest.

Colonel William C. Church, of the *Army and Navy Journal*, said to the writer that he knew there were powerful influences at work in Mexico as well as in this country for a war. There are mining, ranch, cattle and other interests in Mexico which would like to see a war so that the United States could acquire the four northern States of that Republic. It would add immensely to the value of mineral, agricultural and railway property should these States be added to the American Union. There are insuperable difficulties in acquiring them peacefully. No Mexican government would be tolerated which would agree to sell any portion of Mexican soil, nor would it be possible to get an American Congress to offer any large sum for acquisition, which would benefit only some Mexicans, a few American adventurers and the people living on our Southwest border. So to acquire these desirable States a warlike conflict is to be brought about. "It is civilians," continued Colonel Church, "who are most apt to plunge nations into war. Peace is better assured when a military man like Grant is at the head of the government. If he had made a peremptory demand for the release of Cutting, as did Secretary Bayard a month ago, Editor Cutting would be on our soil by this time or our troops would have crossed the Rio Grande. But Civilian Bayard uses big words and does not back them up by strong measures. He is all the more likely to get us into trouble."

It may be remarked in this connection that when William M. Evart was Secretary of State he took the initiatory steps to bring on hostilities with Mexico, to acquire those very northern States referred to above; but President Hayes was too timid to carry out the scheme of the powerful syndicate, of which, by the way, Ben. Butler was one, which had in view the acquisition of Northern Mexico.

Whilst brass has at all times been employed for artistic purposes it has been subject in this respect to the laws of fashion, being resorted to at one period more than another. There are statuesque figures in brass and copper of Arabs and Moors, armed as awaiting an enemy or engaged in mortal combat. Shell forms in brass have sea-weeds and other marine productions clinging to them; clocks, too, appear simply as the centres of metallic shrines or dome-like temples, intended to display Arabesque work, in rich patterns.



**The Metropolitan Railroad of Paris.**

After many delays, repeated experiments and various preliminary details, Paris is at last to have a metropolitan railroad system of its own, a fair idea of which may be formed by a study of the accompanying cut. The plan sketched out is an adaptation of the elevated and underground systems of construction, combining the most practicable advantages of each.

This great work will be under the control and supervision of the general government. It is not only intended to serve exclusively for local purposes but, when finished, will form a complete connecting system with the various lines running throughout the country, a want which has long been felt in the French capital. The terminals of the Northern, the Eastern and the Western French railroads are located at inconvenient distances from the city, and therefore much trouble will be saved by the contemplated improvements.

Those who are at all familiar with those railroads of France which by circuitous routes reach Paris, will appreciate the newly proposed changes in the new plan, which, generally, is as follows:

An inner circle, somewhat similar to the London underground system, with junctions to the various terminal stations.

A north-and-south transverse tunnel line connecting the Northern and Eastern railroad stations. This will include a central station at the Halles, and a line passing below the two arms of the Seine and the Cité.

A subway will take an oblique direction from the St. Lazare to Vincennes, and a branch will be built to connect with the Northern station. This work, however, will, with the exception of the two northerly stations, not be pushed until the completion of the rest.

In the plan here given cross lines indicate the proposed stations, which are about half a mile apart.

The total length of the road will be about twenty and a-half miles, along the level of which there will be a good deal of variation. Nine miles will be on viaduct, 3.1 miles in open cutting, and 8.1 miles will be in covered way. Out of sixty-four stations, twenty-eight will be on the viaduct, fifteen in open cutting, and twenty-one in covered way. Thus a considerable part of Paris will be traversed in open day, and the uncomfortable part of the underground system reduced to over one-half of the entire distance. The appropriation of a vast amount of house property will be needed to form a new road along the central portion of the route. The cost of this is included in the estimated cost, which is placed at \$47,750,000, or about \$5,134,000 per mile. The part which is to be postponed until after the completion of the rest of the system is placed at \$45,750,000, so that the complete work—the Drouot-Vincennes systems excepted—feet up to \$92,500,000.

To raise this sum the government has granted a concession to the Governor of the Credit Foncier of France for ninety-eight years, in return for which he engages to organize a company, within thirty days, with a capital of \$10,000,000, the remainder to be furnished by public subscription. Each railroad will build its own connection with the metropolitan system, guaranteeing a minimum traffic of \$1,000,000 yearly for twenty years. When the postponed section is completed the guarantee will be raised to \$1,400,000 per annum. It is also intended to place a guarantee loan of \$13,700,000, the

State guaranteeing the interest on the remaining \$44,750,000. The time required for this immense work is not officially stated.

**Home Decorative Notes.**

- Ladies are making use of the figure and scene pieces which are a feature of French upholstery cretonnes, working over the patterns with crewels, silk and tinsel thread. Folding screens have a wide band of plush, top and bottom, and a center piece of these cretonne figures.
- Tiny baskets for the writing or dressing-table are made of stiff net, edged with wire, covered with satin and bent in any desired shape.
- Curtain-chains are almost exclusively of brass. A very pretty design is a series of half-moons, with small Greek coins pendant connected by chains.
- Pretty aprons are made of piece lace cut round and bordered with wide lace; a puffed pocket embellished with a knot of parti-colored ribbons is placed on the left side.
- Pungents of cut-glass are still used, even in the long exaggerated snake shape, but the small ones are much better liked; oxidized silver and some in enamel are the correct thing.
- Laundry starch makes the best paste for scrap-books.
- Mattress pin-cushions are twelve inches square, made of brocades tufted with silk, edged and suspended with narrow ribbon.
- Desirable Turcoman curtains are allowable all year round, and are especially desirable for portières. A later style and one that is growing in favor is the chenille curtain. There are new patterns that are very wide, very fine and light in weight; they are in great demand for summer use.
- Pieces of tar-paper laid in boxes containing furs, and in closets, are by many considered a much greater precaution.
- Butterfly designs are seen in all sorts of decorations. Butterfly bows flutter everywhere that a bow has any right to be placed.
- Horse-shoe pin-cushions are made of plush, with large beads for nails.
- The hue of electric light is cool, like concentrated starlight, and its influence in respect to decoration is deserving of attention. Gas as an illuminant can only be used in an upright position, in any direction. The electric lamp may be so disposed as to point in any direction. An immense variety of odd-shaped globes have recently been introduced, some in the form of lilies, blue bells and other drooping or bell-shaped flowers. A most superb effect may be brought out by means of screens loaded with metallic vines, and in which electric lights, transmitted through variously colored flowers are scattered. Choice novelties also appear in ornamental sconces for attachment to walls.
- Dainty gilded tables are richly set off with tops of Mexican onyx.
- In the choice of paper hangings, it should be remembered that when a ceiling is low, paper of any dark shade will make it look lower, or if a room is not well lighted, paper of a dark shade will not reflect the rays of light, and will consequently make the room look dull.

### Concerning Men and Things.

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The death of Mr. Charles Minton, the financial editor of the *Herald*, naturally calls attention to the writers on money topics in the various daily papers. The city press does not take a high rank as guides to aid the judgment of would-be investors and speculators who are patrons of the various exchanges. Men of first-class financial ability can do better than spend their time in earning the pittance allowed by the various journals to their financial writers; then the latter have a difficult role to fill. They cannot speak well of any class of securities without being suspected of interested motives, but if they write in a bearish vein, denouncing "pools" and "deals" and warning people against Wall street manipulation, they get credit for honesty and disinterestedness, which is generally undeserved. Many of the financial writers are broken-down speculators who, not unnaturally, take gloomy views of the market. The *Sun*, of all the daily press, has the most sensible and temperate comments on the stock market. The *Tribune's* reports are very full and accurate, but the comments and judgments of the writer are bearish, and, in bull terms, of course, altogether misleading. All advances in quotations, even though they continue for months and are due to obvious causes, are set down as manipulation. According to the *Tribune* writer, the market is never normal except when declining. A writer of some ability in the *Sunday Daily Times* has been a bear right straight along in face of all kinds of markets. Whoever followed his advice last summer, last fall, or for the last two months must have lost money every time. He turned bull last Sunday and may be as wrong on that tack as he was on the other. The *Herald* has tried to say as little as possible so as to escape criticism. The *Evening Post's* money article is generally judicious, but the writer gets left sometimes and mistakes the temper of the street. The *Mail and Express* has a good money article, but generally inclines to be bullish. The *Financial Chronicle* displays industry and accuracy in its collection and publication of the facts connected with the stock market as well as cotton and grain, but its judgments are commonplace and without special value to investors.

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*Apropos* of newspapers, it is curious to notice how at times they are forced to give the names of their contributors, in order to add to the weight and interest of the articles they publish. The daily press of England and the United States does what it can to keep out of public sight its cleverest writers. The proprietors naturally wish for the paper to get the credit of the ability displayed in his columns rather than the person who does the work. The Parisian system is quite different. There the writer is everything and the journals of small account. Of late years the London weekly press have availed themselves of the public curiosity to know what distinguished writers thought of the questions of the day. Quite recently the *New York Tribune* and *Herald* have been adding to the interest of their European dispatches by hiring the pens of able and well-informed English and Irish publicists, such as Justin McCarthy, Edmund Yates, Labouchere, etc. This is the more remarkable in the case of the *Herald*, as neither the elder nor the junior Bennett has ever permitted their writers to be known in connection with their contributions. Quite a number of clever journalists have been discharged from that paper for boasting of their connection with it. The *World* under its last management shows no jealousy towards its writers and allows them to sign their name or *nom de plume*, although the matter contributed is sometimes poor stuff; but curiously enough the name of Colonel John Cockerell is never mentioned in its columns, although he is Mr. Joseph Pulitzer's *alter ego*, and is the editor to whom the great success of that journal is mainly due.

\* \* \*

Mr. Samuel J. Tilden's will was a disagreeable surprise to his relatives, although he made a reasonable provision for all of them. Apart from the heirs of one's body it cannot be said that any other relatives have a real claim upon men who have made their fortunes out of the community as did Mr. Tilden. His relatives, as all those of most rich men, were a tax upon him when living, while, so far as known, they did nothing to add to his possessions. Rich people who are generous to their poor relations often do them real harm by relieving them of the necessity of earning their own living. Almost everyone recalls cases of families being injured by being dependent upon rich friends to take care of them.

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Another point may be noted in connection with Mr. Tilden's will. He realized that it would be only equity to return the money to the community from which it came; but with that infirmity in action which was one of his characteristics he could not make up his mind how to dispose of his property, so he handed over the trust for his executors. While Messrs. Bigelow and Green are able and honorable gentlemen, there is every reason to fear that somehow much of the money will be wasted, no matter what programme is adopted for benefiting the public. It seems to be the fate of all trusts, no matter how carefully guarded, to be misapplied. Peter Cooper was, after all, wiser than any other rich man of his generation. He not only made a noble and beneficent disposition of his money, but he saw to the expenditure of it himself while he was alive. And he had his reward in the gratitude of the community his money benefited.

\* \* \*

The *World* did a politic stroke in voluntarily increasing the compensation of its compositors to 48 cents per 1,000 ems, 2 cents per 1,000 more than is demanded by the printer's union. The conductors of nearly all our daily papers have shown a singularly stupid selfishness in taking sides against the wage-receiving class on every possible occasion, although that class comprise nineteen-twentieths of the readers of the daily press. Mr. Pulitzer's willingness to let his employes share in his prosperity will add largely to the popularity of his paper among the most numerous reading class of the community.

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A few weeks ago a lawyer preferred charges against certain of the Tombs' officials for being concerned in the fees earned by other lawyers whom

they recommended to prisoners desirous of securing counsel. The matter created a passing interest at the time, but, like many other subjects of public interest, it mysteriously dropped. The circumstances, however, suggest another topic upon which the Bar Association should bring its influence to bear, viz.: Speculative law suits in which a class of lawyers work on the "no cure, no pay" principle. Vexatious suits of this description are brought in large numbers through the pressure of unprincipled attorneys whose only object is to pile up the costs. Clients who retain these fellows are usually persons of limited means, and often of no means at all. It ought not to be difficult for any honest plaintiff, however poor, having a good case, to find some respectable person who is willing to conduct it; but that the dockets of our district courts should be crowded with actions which are purely speculative is something which urgently needs reform. It ought not to be a difficult matter to sift suits of this character, and to make public examples of attorneys whose practice is mainly derived from this questionable business.

### The New City on the West Side.

II.

One of the characteristics of the building movement on the west side is the large use of rock-faced stone instead of the dressed stone which has been used almost exclusively in the older parts of the city. While the cost of the rough stone is less the effect is, in a great many cases, much better. The rock-faced front is substantial, handsome, and striking in appearance, and not only looks the more suited to defy the elements, but is so in fact. The brown sandstone in common use here is a soft stone, and the dressed surfaces are liable to become roughened and defaced by the weather; but when rock-faced stone is used there is no fear of this kind of deterioration. Even granite gains something in appearance of massive strength by being wholly or partly rock-faced, and it is probable that this treatment of stone will come more and more into use in building.

The increasing use of terra cotta and brick of different forms and colors from those in common use is also noticeable, while the carvings in stone, in which antique styles are preferred, are generally very rich and tasteful, and add greatly to the beauty of this new quarter of the city.

The new apartment-house with store at the southwest corner of Ninth avenue and Seventy-eighth street, which belongs to Charles H. Bliss, is built of buff brick. The plasterers are now at work upon it. On the south side of Seventy-ninth street, west of Ninth avenue, are seven four-story houses, belonging to Rev. Samuel Colcord, which are now receiving their first coat of plaster. These are of brick, brown stone and Ohio stone. Variety has been aimed at in the designs, and the sky-line is well broken. At the southwest corner of Ninth avenue and Seventy-ninth street the first story of a brown stone dwelling, belonging to George Wolfe, is in process of conversion into stores. Hubert Pirsson & Co. are building six handsome three and four-story and attic houses of brick and stone of different kinds and colors on the north side of Seventy-ninth street, 250 feet east of Tenth avenue, which are receiving their first coat of plaster. On two lots adjoining each other at the rear and together extending through from Seventy-ninth to Eightieth street, west of Tenth avenue, Richard Deeves is building two large brown stone houses, one on each of the two streets. The walls of these are nearly completed. The same owner and builder is erecting eight five-story flats and stores on the east side of Tenth avenue, extending from Seventy-ninth to Eightieth street. The walls are about half finished.

The work of opening West End avenue above Seventy-ninth street is going on rapidly. The contractors are taking out a great deal of solid rock between Seventy-ninth and Eightieth streets in the process of grading the avenue, but for a considerable distance north of Eightieth street the preparation of the ground seems to be nearly finished, and the flagging-stones lie near the places in which they are to be laid. On the north side of Eighty-first street, east of Ninth avenue, Rev. Samuel Colcord is building three four story houses of granite, brick and brown stone, which will soon be ready for the interior finish. E. T. Hoopes has nearly completed an excavation in solid rock on the west side of Ninth avenue, south of Eighty-first street, where he will erect a store and dwelling. A gang of men are excavating on the south side of Eighty-first street, west of Ninth avenue, where Mr. Watts will build a number of dwellings. Levy, Frankenstein & Rosenblatt are preparing to build four houses on the north side of Eighty-first street, west of Ninth avenue, the excavation for which is not yet finished. The four-story brick and brown stone house, built by Dr. J. Sachs on the north side of Eighty-first street, west of Ninth avenue, is receiving the interior finish. Dr. Sachs is excavating for another building, east of this, on the same block. Geo. W. Rogers is building a three-story brick dwelling on the west side of West End avenue, south of Eighty-third street, and four two and three-story Queen Anne houses near it on the south side of Eighty-third street, which are well advanced toward completion. Felix Brown is excavating on the south side of Eighty-second street, 225 feet east of Tenth avenue, where he intends to build four four-story houses. A four-story brick store and dwelling on the west side of Ninth avenue, north of Eighty-second street, the walls of which are nearly half finished, is built for G. F. Ferris. Eight five-story brick stores and tenements on the east side of Ninth avenue, extending from Eighty-second to Eighty-third street, which will soon be finished, are the property of Lorenz Weiher, of New Rochelle.

On the south side of Eighty-second street, west of Ninth avenue, Charles McDonald is building three four-story houses, the lower stories of which have rock-faced brown stone fronts and the upper stories are of brick with stone trimmings. These are nearly ready for the interior finish. In the same vicinity are four four-story brown stone and brick houses, the walls of which have nearly reached their full height. Of these Detlef Lienau is the owner, architect and builder. J. Bentley Squier is building six four-story brown stone and brick houses on the north side of Eighty-second street, west of Eighth avenue, the walls of which are more than half way up. East of these, James J. Spaulding is excavating and laying foundations for nine four-story brown stone houses. Marcus Hutchison is laying the foundations for four four-story houses, to be built of brick, bluestone and Belleville

stone, on the south side of Eighty-third street, west of Eighth avenue. A. D. Duff is laying foundations for two five-story brown stone stores and flats on the east side of Ninth avenue, north of Eighty-third street. A large five-story brick store and flat on the northeast corner of Ninth avenue and Eighty-third street, which is receiving the interior trim, is the property of Mr. Purcell. On the north side of Eighty-third street, west of Ninth avenue, John Coar is building eight three-story and four four-story brick and brown stone dwellings, the walls of which are nearly half way up. A. Kelly is just beginning the work of plastering one double and three single brick and stone flats on the north side of Eighty-third street, east of Tenth avenue. Four three-story brown stone houses on the north side of Eighty-third street, west of West End avenue, owned by James Slattery, are nearly ready to plaster. Hiram Moore is taking out solid rock on the southeast corner of Eighty-fourth street and West End avenue, where he intends to build five Queen Anne dwellings. Michael S. Madigan is preparing the ground for four houses which he is about to build on the north side of Eighty-fourth street, 100 feet east of Ninth avenue. Charles McDonald is preparing the foundations for five four-story brown stone dwellings on the north side of Eighty-fourth street, between Eighth and Ninth avenues. Terence Kiernan is putting the interior woodwork in four four-story houses, the fronts of two of which are of brown stone and the others of Ohio stone, on the north side of Eighty-fourth street, west of Eighth avenue.

The handsome character of the improvement on Eighty-fifth street is particularly noticeable. The eight brown stone and two brick four-story houses of John H. Steinmetz, on the south side of Eighty-fifth street, 350 feet west of Eighth avenue, are nearly ready for plastering. Duncan Phye, a retired merchant, shows his faith in the west side improvement by building three four-story brown stone houses, which will be finished and ornamented in modern style, on Eighty-fifth street, near the block built by Mr. Steinmetz. The walls are up nearly to the second stories. On the same side of this block Mr. Bliss is commencing an excavation and will build two four-story brown stone houses, and James A. Frame has the side walls up for five four-story brown stone houses. On the north side of the block, commencing 100 feet east of Ninth avenue, is a row of fourteen four-story Queen Anne houses, nearly ready for the plasterers, which belongs to the Clark estate. The row will hereafter be extended to a point 100 feet west of Eighth avenue. The corners belong to the estate, but the managers pursue the same policy here as elsewhere in reserving them for such improvement as may be demanded when the neighborhood has become further developed. Morris Steinhardt is taking out rock and preparing a frontage of 175 feet on the south side of Eighty-fifth street, commencing 100 feet west of Ninth avenue, for such building purposes as it may be needed for. George F. Vogel has the walls about half way up for four four-story brown stone houses on the south side of Eighty-fifth street, 275 feet west of Ninth avenue, and D. W. James is blasting away a little mountain of rock on the northeast corner of Eighty-fifth street and Tenth avenue, where he is preparing to build a block of dwellings.

The activity on Eighty-fifth street and in its vicinity is due to a number of causes which make the owners of property there especially confident in its value. They expect that a new station of the elevated road will be established at Eighty-sixth street; they are making an effort to have Eighty-fifth street macadamized and placed under the care of the Park Commissioners; and they know that the Clark estate, while making very important improvements in that neighborhood will continue to look after its interests. The west side improvements that are in progress north of Eighty-fifth street will be noted hereafter.

MITCHELL.

### Financial Points.

Last week, under this head, we ventured to say: "All the factors in the market seem bullish, but it is just at such times that the blow falls from some unexpected quarter which beats down values." Sure enough this blow did fall in the shape of tight money, and during the last couple of days prices have been declining, and money has ruled as high as 7 and 8 per cent. Then news has come that the head of the house of Drexel is very sick at Carlsbad and likely to die. This, if it occurred, would have a bad effect upon the investors in Reading and all the Coalers.

If we should have a brief bear campaign it would make some of the recently-converted bears cut a very ridiculous figure. After talking bear ever since last summer, Mr. Miles, of the *Sunday Times*, turned bull last week. The *Wall Street News*, also, which has been ferociously bear has been bullish quite recently. The editor of the *Daily Stockholder* has been a little more cautious, but he made the curious blunder of advising his readers to avoid New York Central, Lake Shore, Erie and the other stocks which have gone up, and to purchase C., C. & I and other minor stocks which have gone down. Deacon White has also been a bear converted to the wrong side at the last moment.

Still the bulls may have their innings this fall, even with tight money. Railroad business is improving. London and the Continental Bourses are buying our securities. Gold will certainly come this way, and the government will be forced to make liberal calls for bonds; but, all the same, speculators are not going to hold bonds and stocks which pay 4 per cent. when the money to carry them costs 6 or 7 per cent. The market is a good one just now to leave alone.

### More About Dower Rights.

Editor RECORD AND GUIDE:

Am glad that you propose to use your influence in ridding this State of the absurd law requiring a wife's joining in deed in order for a husband to make sale of real estate. I don't take title to over \$400,000 worth of real estate, I am compelled to keep control of it in other ways, simply because I do not want to be subject to the whims of any woman when I want to sell, any more than if I want to draw a check or sell a government bond. In doing this I have no desire to cast any reflection on my wife or wives in general;

but if a man buys the property he should be competent to judge when to sell it, and, having made a contract to do so, does not want to subject himself to possibility of paying damages (and thus rob his family) because his wife will not join in deed, as has often occurred. I am sure that many married men do not buy real estate solely on account of this absurd law. I do but propose to keep control of it in other ways than by taking title.

MANHOOD.

### The City's Public Buildings.

WHAT NEW YORK ARCHITECTS HAVE TO SAY ABOUT THEM — THEIR OPINIONS ON ARCHITECTURAL COMPETITION — A BETTER SYSTEM NEEDED.

During the week a representative of THE RECORD AND GUIDE has solicited the opinions of several New York architects on the general absence of architectural display in the exteriors of the municipal buildings of this city, more especially in relation to our public schools, police and fire stations. While the majority of the gentlemen who gave their views upon the subject were of the belief that the buildings referred to are inferior in design, there was a diffidence in criticising the plans of the architects, for the reason that they considered they could not justly be held responsible for work for which the so-called economic policy of the city government is principally to blame.

C. P. H. Gilbert, No. 18 Broadway, was asked whether the exterior designs of the city buildings materially affected the cost of construction? "They ought not as a general rule," he said, "for the chief requirements of an architect is a thorough knowledge of how to place the material and in the grouping of the work. It ought not to cost more to build an imposing building than a plain one. Our public schools, as artistic edifices, worthy of the importance of so great a city as New York, are sadly disappointing to foreigners and visitors from other States, as I have reason to know. In saying this I confine myself chiefly to the exteriors. With perhaps the exception of the Jefferson Market Police Court, the new Washington and Fulton markets, the Police Station at Old Slip, and the Fire Station on Sixty-seventh street, near Third avenue, I do not know of any buildings for the purpose required that may be said to be creditable to the city. But the exceptions referred to I take as a hopeful sign that the city authorities are inclined to do better in the future."

"What do you think of the present system of public competition?"

"My opinion is, that in every instance where competition is invited, that the board should at least have one, if not two, well-known architects, in whose experience the profession would have the fullest confidence, as members—men for whose services the city would be willing to pay. Under the present system of competition—if it can be called a system—there is an element of speculation which does not inspire confidence in the minds of young competitors. Such a change as I suggest would, I think, be of great advantage, not only to the city but to the profession as a whole."

Francis Kimball, of Kimball & Ihnen, No. 43 Broadway, observed: "So far as public competitions, as usually conducted, are concerned, I may frankly say I haven't much faith in them, not that I am opposed to competitions on principle, because I think they are calculated to develop the resources of the younger members of the profession. I quite agree with other architects that it is just as easy to design a tasteful exterior as an uninviting one, and almost, if not quite, as cheaply. A few simple lines make all the difference when tastefully arranged and produce a harmony and tone which is absent in so many of our city's structures. With reference to having an architect on the board I am decidedly in favor of such a measure. Such a man as Professor Ware, for instance, who is widely known, would give increased confidence to competitors. But I doubt whether the city could get a good type of a public school building unless it paid a respectable fee to the gentleman who would consent to act in the capacity of adjudicator. The same absence of rule in this respect applies to the buildings of the Federal government almost as much as it does to the city. In the first place, the supervising architect at Washington is underpaid. He has some thirty or forty assistants, and for the annual salary of \$4,000, I think that is the sum, he is expected to give his close attention to the immense work coming within his department. During the year I suppose the government expends between twenty and thirty millions of dollars in new buildings. Now why should not the government throw the plans for its buildings open to competition? It would stimulate art very materially, and I don't think it would cost more in the end than it does now under the present system. Compared with the salaries paid in England the sum given here is out of all proportion to the ability required."

John W. Walter, of No. 81 New street, who has had some experience in designing plans for public buildings, remarked: "I have thought a good deal over this question of competition. It is not, in my opinion, so much a matter of expense as of arrangement. Designs may be simple and in good taste and as easily made as poor ones. I think the city should throw open the plans for its buildings to public competition, as much as a matter of right as of economy. There are architects in the city who are property-owners, and inasmuch as contractors who make large fortunes out of the city have to compete against other contractors, so also there is no good reason why architects should not enter on their merits. I would therefore suggest that in plans for buildings on a large scale there should be appointed a board of three architects, who should be paid for their services, and whose duty it should be to select and recommend such plans to the board interested as the former might select. Prizes for the second and third plans in merit could be awarded, the successful architect to have the usual commission for supervising the construction. If, on the other hand, a limited number of architects be invited to compete they should be assured that they would be paid each a reasonable sum for their trouble. In either case there would be a variety in detail, and I don't think the cost would be any greater than under the present arrangement of doing the work. At any rate the public would be better served and the buildings would be of a better character."

Henry F. Kilburn, of No. 229 Broadway, an architect of extensive experi

ence, said: "I am decidedly in favor of placing two or three architects on public building committees in all cases where competition is open or invited. We should secure a much higher order of design if this plan was adopted, and at no more expense than at present. Many of our public buildings are very poor in architectural beauty, and notably the Court House, although, on the other hand, there are some portions of the City Hall that are very fine. As a rule, however, the smaller buildings are by no means what they should be. I am decidedly in favor of competition."

James E. Ware, of No. 239 Broadway, said: "I am not in favor of open competition, because it leads to a great deal of commonplace work being sent in and entails a good deal of trouble and waste of time. But I am in favor of invited competition when paid for, and I also regard that the appointment of an architect by boards for the purpose of consultation as a desirable thing. As to the question of increased cost, I don't think that it is an objection worthy of consideration."

Mr. Calvert Vaux, of Vaux & Radford, one of the best known architects in this city, remarked: "As a rule, I have not entered open competitions for plans for public structures. The exception to that rule, however, was in the design for Central Park and for the Centennial Exposition. I have given much attention to the subject, and, as expressed in an article written by me on the Grant monument, for the *North American Review*, published last October, I think that architects should be on the boards for the purpose of consultation. As a rule, persons who are called upon to decide on matters of public buildings, or other structures, are not skilful. The exterior architectural effect of any building depends wholly upon the balance of parts. The expense has little, if anything, to do with the general result. If you take the tower of St. Jacques, in Paris, which is a masterpiece of architectural beauty, you will get a very good idea of what I mean. That tower is not more costly than other towers, but it is more perfectly designed. I think that an advisory committee of three architects upon public boards, who should be paid say \$300 apiece, according to the importance of the design, would more than repay the outlay in the character of the plans that would be secured. But there is no possibility of getting competent architects to compete unless there is entire confidence felt in those with whom the final selection rests. As concerns school buildings, I have planned several for institutions, and I experience no difficulty whatever in making a suitable design which is effective and wholly agreeable, and I know of no good reason why our public schools should not be made equally attractive."

Henry O. Avery, of No. 86 Fifth avenue, who is a member of the American Institute of Architects and a graduate of the Paris School of Fine Arts, remarked: "I think that the city of New York should have a Council of Architects similar to the *Commission des Beaux-Arts*, of Paris, which consists of five architects, members of the Institute of France. They each receive 5,000 francs (about \$1,000) a year, and meet once a week for consultation in reference to the construction of contemplated public structures. Their duties are purely advisory, but no plans that meet with their disapproval are ever put into execution. I know of no good reason why five members of the American Institute of Architects could not render similarly valuable professional service to this city."

## The World of Business.

### A Look Ahead.

The railway situation in the Northwest at the present writing is not exactly reassuring to a timid stockholder, while even a first mortgage bond holder may well be pardoned for feeling a little uneasy when contemplating the prospect before him. Taking the immediate vicinity of Minneapolis and St. Paul and we have the problem presented for solution by the railway managers of dividing a business scarce large enough for two roads into six parts, giving to each a satisfactory percentage. Supposing this feat to be successfully accomplished, and all hands comfortably settled down to business, they will not be in that shape a twelvemonth before the Illinois Central, the seventh competitor, will be asking a place at the feast, and asking it in a way that will admit of no temporizing or useless delay. Admit the new comer and make seven bites at the cherry and before one can say Jack Robinson the Sault Ste. Marie and its Canadian Pacific connection will make their bow to the public and put in Chicago rates to Minneapolis, being able to deliver freight alongside ocean steamers at Montreal with exactly the same number of miles of rail haul as the lines from Chicago East. What will follow the naming of Chicago rates out of Minneapolis may be better imagined than described. The Chicago lines will not and cannot surrender this territory without a struggle, and yet the logic of facts is all against them. With Lake Superior only 155 miles away, and tidewater at Montreal attainable by a route no longer than the shortest line from Chicago East, the fight to keep the Northwest tributary to Chicago will be worse than hopeless. To a close observer it is evident that the Chicago roads are not at all unaware of their danger, and are meeting it by running lines West and Northwest of Minneapolis and St. Paul, gridironing the country in fact with apparently unprofitable and useless branches, hoping thereby to maintain their hold locally on the grain growing and cattle breeding country of the Northwest. To do this they will not hesitate to put in lower rates to the West and Northwest of the "Twin Cities" than have yet obtained, and their revenues in other sections will be required beyond doubt to make up for the sacrifices made in this way. Two interests will be at work against the Chicago lines, although to a certain extent warring with each other, for the exclusively Northwestern systems must shortly take definite shape as Duluth or Minneapolis & St. Paul roads. There is no escaping this issue except for one line, the St. Paul & Duluth, which, from its position, must be impartial. The Manitoba will naturally gravitate toward Duluth, although it will never be able to absolutely change its present policy. For all intents and purposes, however, it may be reckoned in the battle of the future—a Duluth road, or at the best a neutral power. The Chicago, Milwaukee & St. Paul will gradually, and by force of circumstances and location, work on two lines of policy, and in all probability will not make a strong Chicago fight on any of its divisions north of the I. & M. The Rock Island by acquiring Stickney's line now building will become a Chicago short line and make its fight on a Lake Michigan basis. The Omaha, from its control by, and alliance with, the Northwestern will be to a certain extent a Chicago line, but will slowly and surely become a Lake Superior road even for Nebraska corn and Southern Dak. wheat. The Wisconsin Central will as a matter of fact become the eastern connection of the Northern Pacific and be more of a link in a transcontinental system than a decided Lake Michigan or Lake Superior line. The Northern Pacific will, probably, despite of its Duluth outlet, drift to the Southeast in its endeavor to divert trade from its great rival across the border, and it is not impossible that the real terminus of that road will eventually be found

in Chicago. Its transcontinental line will prevent it from taking a marked or decisive part in the Duluth and Twin Cities fight. But as we stated at the outset the real fight begins with the placing of a Chicago rate at Minneapolis, and the Sault Ste. Marie will find it an uphill path to travel. This fact that company has recognized, and in the Minneapolis & Pacific road we have the first revelation of its policy. A glance at the map of Minnesota and Dakota will show that this line is projected through very nearly the geographical centre of Dakota and the centre of Minnesota, when population, soil and traffic are considered. This road from its East and West main line can by means of north and south branches touch every desirable section in either State or Territory, and is the real balance wheel between the rivals, Minneapolis and Duluth. The danger to the older roads from this line lies not only in its location but the fact that it will cost, when built and equipped, less than one-half as much as the companies' systems which it is fighting. The road possessing such an advantage will not be slow in enforcing its claims for consideration, and however cheaply the extensions of the older lines may be constructed, the original incubus, viz.: their bonded indebtedness, incurred years since, must weigh them down to a point where dividends are an impossibility. The growth of the country will to a certain extent bring all the lines nearer to shore in time, but it must be confessed that Northwest railway stocks as an investment will not be regarded as peculiarly promising for some years to come.—*Minneapolis Tribune*.

## March of the Missouri-Pacific.

The Missouri Pacific Railroad has about exposed its plan of battle. For months there has been a hurrying of engineers from one point to another, some with transits, some on horseback and some loitering about the towns. Their reports are about in, and the generals of the road have about placed their maps before the people. The advent of the Atchison, Topeka & Santa Fe into the State, with its ally, the Ft. Louis & San Francisco, and the changed relations between the Texas & Pacific and the Missouri-Pacific have caused the latter road to prepare its own plans for the future. The road has two outlets from the State—one the Iron Mountain and the other through the Indian Territory. The proposed lines in Texas are to feed and protect these. The widening of the gauge on the East Line, the building of the Dallas & Greenville, the Denton & Decatur and the Gainesville & Henrietta branches are in the nature of breastworks and for the taking possession of territory from which assaults can be made. Those charges are to be made from Henrietta, from Decatur, from Dallas. The movement, on the part of the enemy will cause the advancing of a line from the two first places—advancing just as far as necessary to protect the country which it holds as its own and no farther. The other charge from Dallas is to be made at once. It will go through the richest territory in the State, a straight line south, cutting into territory of the enemy here and there. Meeting, and aided by the lines already built by it, it will take possession of a country till this time cut off as completely from northern Texas as if it lay in Asia. Down through the fallow of Ellis and Hill to Waco it will go, thence over its line from Waco to Taylor, then over the newly completed line purchased a week ago to Bastrop. Here the construction of a line from Bastrop to Gonzales commences, which will cut into the business of the Southern Pacific, absorb some of it and pass on to Cuero and into the greatest cattle country on earth, Goliad, Refugio and the coast counties. Here the road will or can easily tap the road from San Antonio to Aransas pass and be within whispering distance of Corpus Christi. It has protected itself in northern Texas. It has every preparation made to hold northwestern Texas. It reaches out and conquers the great cattle-growing section of the State. The campaign as planned is grand in its conception, magnificent in its execution.—*Galveston Daily News*.

## Immigration and Population.

The number of immigrants arriving in the United States for each of the last twenty fiscal years ending with June were as follows:

Year.	Immigrants.	Year.	Immigrants.	Year.	Immigrants.
1867.....	298,967	1874.....	312,339	1881.....	669,431
1868.....	283,189	1875.....	227,498	1882.....	788,992
1869.....	352,768	1876.....	169,986	1883.....	539,114
1870.....	337,203	1877.....	141,857	1884.....	509,834
1871.....	321,350	1878.....	139,419	1885.....	319,030
1872.....	404,806	1879.....	177,826	1886.....	328,917
1873.....	459,803	1880.....	457,275		

Thus the arrivals last year, though the smallest since 1878-79, were exceeded only in four years of the period of heavy immigration after the war, when it was the greatest known up to that time; and was but slightly exceeded in the four years from 1851 to 1854, after the Irish famine, when it was enormously greater than had ever been known before. That is, what seems to be the low-water mark in the tide of immigration now is not much below the high-water mark previous to this decade. Relatively, doubtless, the immigration is much less important now than in 1873 and still less than in 1851-54, because the total population is so much greater now. The arrivals last year, though equal to a city as large as Baltimore, make up only 55 out of every 10,000 inhabitants now in the country, and for every 100 immigrants arriving there were probably 356 added to the population by the excess of births over deaths. In 1851 the natural increase of the population was only about 122½ to every 100 immigrants, and the latter made up as many as 153 out of every 10,000 inhabitants, or nearly three times as many as last year. By the method of calculating the population which accounted for the increase from 1870 to 1880, that is adding 2 per cent. plus the immigration as the increase in each year, the population of the United States, June 30, was 59,961,000, and the increase since the census of 1880 has been 9,800,000, or 19.6 per cent. It is almost incredible that there should have been so great an increase in three-fifths of the decade, and there are some errors in official statements which tend to exaggerate the increase, namely, the incompleteness of the census in the South in 1870, which made the population too small then, so that the accurate census of 1880 indicated an increase greater than the actual increase. This error was important in a few States, but it would not make much difference in the yearly percentage of increase of 2 per cent. for the whole country. Again, the reports of arrivals of immigrants since 1879 have apparently included a large number as immigrants to the United States by way of Canadian ports who were actually immigrants in transit to Manitoba. Moreover, in the long run, the natural rate of increase tends to decrease. On the other hand, the immigrants arriving are doubtless much more productive than the average of the population, including fewer of the very young and comparatively very few of those who have passed the child-bearing age. Moreover, as we have shown recently, the statistics of production and exports of food in this country indicate an enormous increase in the home consumption at a time when, apparently, the mass of the population was less rather than more able to live freely. Thus, while the estimate of the increase in population and the total population may be considerably in error, and there are some things which tend to make it too large, it is the most probable one for which we have any basis, and may possibly err in the other direction. The State censuses for 1885 are too few to check our estimate effectively. Nine States and two Territories, with 16 per cent. of the population in 1880, gained 23.4 per cent. in the five years; but these include more of the newer than of the older States. So far, the growth has been apparently much greater than the average rate of growth in the 1870-'80 decade. With the immigration for the next four years no larger than last year our basis of calculation would make the population, by the census of 1890, about 66,300,000, or 32 per cent. more than in 1880, while the increase from 1870 to 1880 was 30 per cent. The great reduction since 1880 in the quantity of fertile agricultural land offered free to settlers is likely to have an important effect in checking the growth of population hereafter. Ever since the settlement of

New England every new generation has sent swarms from the old homes to occupy virgin territory where, with very little capital, the son could soon make a farm as large and often more productive, and eventually more valuable, than the paternal homestead. After the French war, before the revolution, there was such swarming from New England to Vermont and East Central New York. After the revolution this continued and extended to Western Pennsylvania, New York and Ohio. About 1840 the swarming to the prairies of the Northwest began, which has continued ever since, Iowa, Kansas and Minnesota being peopled very largely from Ohio and Michigan, while in recent years Illinois, Wisconsin, and Iowa itself have sent swarms to Dakota and Nebraska. Now the settlers everywhere face the borders of the grazing plains, where agriculture is impossible or very hazardous; and to find fertile homesteads free the rising generation must go to Northern Dakota or to Eastern Oregon and Washington, and there find many before them. This pioneering has been the work of native Americans to an extent not generally appreciated. It has been caused not so much by the prospect of making a better yearly income for the first few years as by the probability that the wild land got for nothing or for \$1.25 an acre before the homestead law, would, in the course of ten or twenty years, become worth \$25 to \$40 an acre, aside from the value of the improvements put on it. These prizes offered to all who come, and which Americans have come to feel as the natural opportunity of every farmer's son, cannot be had much longer, and when they are gone much that has made this country attractive to the poor of Europe will have disappeared. The emigrating American has made room for the immigrating European, and when the tempting land is no longer offered Americans must busy themselves more with those industries which have heretofore been left largely to European immigrants.—*Railway Gazette.*

While the question as to what becomes of all the pins has long been waiting for a solution, there are other questions a good deal similar to it which are seldom propounded though equally difficult. One of these is, what becomes of the multitude of people who spend all their earnings every week when they become unable to continue earning? A great many cannot lay up anything, and of those that might probably the majority do not, since the disposition to acquire and accumulate is somewhat like a special instinct which belongs to comparatively few. What becomes, then, of all the shop-women whose earnings have been eight dollars or four dollars a week, the happy-go-lucky railroad or government clerks who take no thought for a rainy day, and the hundreds of thousands of workers of different kinds who seem to be unprepared for any condition in which their earnings should cease? It would appear probable that a great many of them have no friends on whom they could depend for support, yet only a few are to be found in charitable institutions. They disappear like the robins in the fall; like the pins that have been used and lost, they are believed to exist somewhere; but the question, where are they? remains unanswered.

Elected Members.

The following gentlemen were elected annual members of the Real Estate Exchange and Auction Room (Limited), at a regular meeting of the directors held on August 3d: Charles R. Coster, William W. Fogg.

Real Estate Department.

The transactions of the week at the Real Estate Exchange showed a notable falling off in numbers and receipts compared with those of the preceding period.

There was only one sale on Monday, the foreclosure of the six-story double brick tenement with store, lot 25x75, No. 230 Chrystie street, east side, 74.3 south of Houston street, and upon which \$10,373 was due. It realized \$24,250. Louis Stern was the purchaser.

On Tuesday the adjoining premises, No. 228 Chrystie street, was also sold under foreclosure. It contained a six-story double brick tenement and store, with lot 25x75. The amount of the encumbrance was \$14,225. It brought \$23,750, H. Bruns becoming the purchaser.

On Wednesday the only transaction was the sale in partition of the four-story brick tenement with store, 25x98.9, No. 241 Forty-first street, north side, 275 feet east of Eighth avenue, which realized \$14,300. Joseph Schlaich was the purchaser.

There were no sales held at the Exchange on Thursday and Friday.

CONVEYANCES.		1885.	1886.
		Aug. 7 to 13 inc.	Aug. 6 to 12 inc.
Number	.....	115	144
Amount involved	.....	\$1,658,235	\$2,145,226
Number nominal	.....	27	27
Number 23d and 24th Wards	.....	17	33
Amount involved	.....	\$29,385	\$105,440
Number nominal	.....	5	5
MORTGAGES.		1885.	1886.
Number	.....	126	156
Amount involved	.....	\$1,447,131	\$1,607,192
Number at 5 per cent	.....	69	77
Amount involved	.....	\$550,550	\$785,800
Number at less than 5 per cent	.....	5	17
Amount involved	.....	\$99,500	\$230,000
Number to Banks, Trust and Ins. Cos.	.....	31	35
Amount involved	.....	\$456,500	\$471,500
		1885.	1886.
Number of buildings	.....	40	67
Estimated cost	.....	\$352,490	\$810,175

Gossip of the Week.

Charles Graham & Sons have sold the four-story and basement brown stone dwelling, 16.8x85x100.5, with dining-room extension, No. 36 East Seventieth street, for \$33,500.

D. Kempner & Son have sold for Mrs. Haren the four-story high stoop private dwelling No. 363 West Fifty-sixth street, 16.8x55x100, for \$17,500, to Mrs. L. Z. Roloff.

John Stewart has sold for Mr. Ramsay, the builder, the two first-class flats, Nos. 346 and 348 East Forty-second street, for \$75,000, to James Tilson; and for James Tilson his country seat at Passaic, N. J., for \$30,000.

B. Flanagan & Son have sold for Mr. Allen the house No. 210 West Twenty-fifth street for \$11,750.

John H. W. Killeen has sold for Max S. Korn the two-story brick store No. 769 Second avenue to Wallace M. Smith for \$12,000. Mr. Smith will erect a five-story improved tenement on the lot.

P. C. Eckhardt has sold for C. K. Waite the northeast corner of Forty-fifth street and Ninth avenue, 25x100.5, for \$55,000; one full lot on the south side of Forty fifth street, 250 feet east of Ninth avenue, 25x100.5, for \$12,000, to Wm. Rankin for improvement, and the five-story tenement No. 453 West Forty-sixth street for \$17,500.

John W. Stevens has sold for Alex. Walker the four-story brown stone high stoop flat No. 217 West One Hundred and Fourth street, 25x84x100.11, for \$26,250 to Albert Flaake, and for John J. Hughes the five-story stone front store and flat on the east side of Ninth avenue, 50 feet north of One Hundredth street, 25x65x100, to C. Blinn, Jr.

Brooklyn.

Paul C. Grening has sold the three-story and basement frame dwelling with lot 20x100, No. 243 Reid avenue, to George Haruder, for \$3,500.

Fr. Herr has sold for John Mitchell the two-story frame flat, 20x48x100, No. 73 Stanhope street, to Frank Linse for \$4,000.

CONVEYANCES.		1885.	1886.
		Aug. 7 to 13 inc.	Aug. 6 to 12 inc.
Number	.....	158	175
Amount involved	.....	\$552,448	\$620,270
Number nominal	.....	41	29
MORTGAGES.		1885.	1886.
Number	.....	128	123
Amount involved	.....	\$505,064	*\$569,825
Number at 5% or less	.....	64	62
Amount involved	.....	\$335,800	\$292,200
* One mortgage for \$500,000.			
		1885.	1886.
No. of buildings	.....	91	79
Estimated cost	.....	\$317,015	\$388,568

Out Among the Builders.

The week has been generally a dull one in most architect's offices, the principals being for the most part absent on vacation. In several instances the offices are closed. This fact, however, must not be taken as an augury for the coming season. Indeed the outlook for fall business promises better things than at any time during the past two years. Preliminary sketches have been ordered for quite a large number of buildings, and such work as is now being done is in the clearing up of unfinished work which has been laid over until now.

Wm. Graul is preparing plans for two five-story and basement brown stone dwellings, each 25x90, to be built at Nos. 405 and 407 West Fifteenth street, north side, 100 feet west of Ninth avenue. They will contain the latest improvements. The cost of the two will be \$42,000. The owner is John Tresch.

W. Holman Smith is preparing plans for six three-story and basement brick and stone private residences to contain the latest improvements, and which are to be erected for private investment on the north side of Ninety-fourth street, between Eighth and Ninth avenues. Two of them will be 20x50, and four 18x50, with extensions. They will cost about \$13,000 each.

John C. Burne is the architect for two five-story brown stone apartment houses, each 25x85, on the south side of Seventieth street, 300 feet east of Second avenue, for Max Danziger, to cost about \$44,000.

Cleverdon & Putzel have the plans for three three-story brick and stone dwellings, 16.8x45, on the east side of St. Nicholas avenue, north of One Hundred and Fifty-fifth street, for Thomas Alexander and two other parties, to cost \$18,000.

The plans of Stephen D. Hatch for the construction of the new army building, to be erected on the site of the old Produce Exchange, have received the favorable endorsement of the Secretary of War. The building will be modern in design and somewhat composite in its character. It will be eight stories high, independent of the janitor's apartments which are to be in the roof. The exterior of the roof will be tiled. It will have four entrances, the principal one being on Whitehall street, on which thoroughfare it will front 108.10 feet, on Moore street it will front 109.4, on Water street 95.3, and on Pearl street 77.10. The coat of arms of the United States with other suitable military emblems over the principal entrance will be carved out of solid red granite. From the basement up to the second story cornice the front will also be of red granite while the structure above will be of pressed brick trimmed with Portage Lake red sandstone. Steel beams will be used throughout and the partitions will be of fire-proof blocks. The basement, first, second and third stories will be used as store rooms for the various departments of the service, while above them will be the offices of the quartermaster, surgeon, medical surveyor and engineer. Marble will be used extensively on the lower hall floor, and in the upper halls wood. One freight and two passenger elevators will be employed, and the structure will be furnished with steam heat. Colonel Hodges said that the bids for the work specified below had not yet received the official approval of the authorities at Washington, and for that reason he did not think it advisable to state the amount of the bids. It is understood, however, that the bids of the following firms have been recommended: For piling and foundations, Robert L. Darragh & Co.; mason work, Moran & Armstrong; iron work, Post & McCord, and carpentry, — Lowery. The structure will cost somewhat under \$200,000, and it is to be completed within a year. Work has already been begun. When finished the building will be 107 feet high.

Six architects have been invited to compete for plans for a new building to be erected for the Consolidated Stock and Petroleum Exchange Building Company on Broadway. The corporation consists of nine members of the Exchange, with a capital of \$200,000, each director of the corporation subscribing for five shares of \$5 apiece, the balance to be subscribed for by the Exchange. A twenty-five years' lease of the present premises, Nos. 58, 60 and 62 Broadway, has been secured, and the \$200,000 referred to will be expended in improvements on the three buildings. The trustees are Chas. G. Wilson, John Stanton, Geo. W. Hoagland, Alfred L. Faris, Chas. F. Thumm, who are the incorporators, and Francis G. Saltonstall, Robert A. Chesebrough, Jerome F. Sadler and Thomas L. Watson. The plans have not yet been completed.



Ferdinand Fish is about to make alterations, intending to give more space for offices, in the upper stories of the building No. 13 Dey street. The cost will be \$3,000.

John M. Merrick, architect and civil engineer, of No. 35 Broadway, has again been elected County Engineer of Richmond County.

Inquiries from the commercial agencies were made a day or two since regarding the rating of a young Broadway architect, who cannot assign any reason therefor, inasmuch as he states he has no debts. He says he thinks probably that somebody wants him to do a job cheaply in the hope that he is rich enough to be able to afford to do it for pure love of his profession.

**Brooklyn.**

William Field & Son are preparing plans for three three-story brick and stone flats with stores, to be built at Nos. 1008, 1010 and 1012 Gates avenue, near Broadway, for Hon. Wm. H. Murtha. They will cost \$8,000 each, and will contain all the latest improvements.

Boorum & Pease, of No. 28 Reade street, New York, blank book manufacturers, intend to build a similar factory on the plot of seven lots recently purchased by them on Front street, southwest corner of Bridge street. The details and cost have not yet been fully decided upon.

H. Vollweiler has the sketches for a two-story frame store and dwelling, 25x45, to be erected on the east side of Morrell street, 25 feet north of Varet street, for Franz Spengler, to cost \$3,000; five three-story frame dwellings, corner store 22x60, others 20x55 each, on the southwest corner of Evergreen avenue and Linden street, for Thomas Ellson, to cost \$30,000, and a three-story brick store and dwelling, 25x50, on the northwest corner of Evergreen avenue and Ivy street, for a Mr. Coe, to cost \$7,000.

M. J. Morrill has plans in hand for two two-story and basement brick dwellings, 16.8x40 each, to be built at Nos. 562 and 562a Lafayette avenue, for N. B. Cook, to cost \$4,000 each; two three-story brick flats, 29x54 each, on Butler street, between Clason and Franklin avenues, for Messrs. McGibney & McLaughlin, to cost \$7,000 each, and improvements and alterations to St. Francis College, on Warren street, to cost \$4,000.

Th. Engelhardt is the architect for a three-story frame store and tenement, 25x55, with a two-story stable, 18x25, to be built on the northeast corner of Evergreen avenue and Stanhope street, for H. M. Bohlen, to cost \$5,000; a two-story and basement brick dwelling, 20x50, on the south side of Ivy street, near Bushwick avenue, for Richard Fritz, to cost \$4,000, and a one-story addition, 22x40, to building on southwest corner of Stagg street and Bushwick avenue, for Mr. Appelhaus, to cost \$1,200.

E. F. Gaylor is preparing plans for three three-story and basement brick dwellings, 16.8x45 each, to be erected on the north side of Taylor street, near Bedford avenue, for Garret L. Hardy, at a cost of about \$8,000 each.

**Out of Town.**

Astoria, L. I.—John McIntyre has plans on the boards for a two-story brick tenement, 28x70, on the south side of Flushing avenue, between Henry

and Bradford streets, for Mrs. Moody of New York, to cost about \$4,000. The building will have hot and cold water, bath tubs and all improvements, and will be the best of its kind in Astoria.

Th. Engelhardt is drawing plans for a three-story frame store and tenement, 25x55, to be built on Twentieth avenue, near Grand street, for Mrs. Schmidt, to cost 4,000.

Blauveltville, N. Y.—The Presbyterian Society is about to build a frame parsonage of two-and-a-half-stories in the early English style, 31x40, to cost about \$3,000. William B. Tuthill, of New York, architect.

Larchmont, N. Y.—Dr. Branique will build a two-and-a-half-story frame cottage, Colonial style, 30x40, to cost \$3,500. Little & O'Connor, of New York, architects.

Mamaroneck, N. Y.—U. D. Eddy will build a three-story stone and frame residence, 40x80, in the English style. The first story will be of stone and the upper part frame. It will be finished partly in hard woods, and will contain the latest improvements. The cost will be \$25,000. E. A. Sargent & Co., of New York, are the architects.

New Dorp, S. I.—Thomas Patten will erect to the memory of his wife a headstone monument in the Moravian Cemetery, to be built from designs made by George Martin Huss of New York. It will stand 32 feet high and will cost \$5,000. Messrs. Ellin & Kitson have the contract.

Omaha, Neb.—William Kosnig, of New York, intends to build five three-story and basement brick dwellings, 23x50, to cost in all from \$25,000 to \$30,000. Wilbur S. Knowles, of New York, architect.

Taunton, Mass.—The Presbyterian Society of this place will build a stone church, 35x60, the interior to be finished in yellow pine. It will have a square tower with open belfry. There will be seating capacity for 300 persons; cost \$7,200. Wm. B. Tuthill, of New York, architect.

Trenton, N. J.—The Capitol Rebuilding Commission have decided to change the style of stone for the main portion of the new front, substituting Salem oolitic limestone for the Bedford, previously adopted. Both, however, are Indiana stone, and both are of grayish color. The difference is the supposed superiority of the Salem stone. The first lot is now on its way from Indiana.

Upper Montclair, N. J.—Ellen Van Giesen is about to erect a two-and-a-half-story Queen Anne cottage, 35x40, to cost \$4,500, on the valley road, near Bellville avenue. Architect George W. Da Cunha.

**Special Notices.**

Part V. of the series of "Architectural Studies," edited by F. A. Wright is devoted to Outbuildings. It contains twelve plates, showing small stables, summer houses, pavilions, well houses, privies, stables, poultry houses, sheds, gates, fences, gate lodges, dancing pavilions, bath houses, etc. Structures of this kind, though often neglected, are worthy of careful treatment, and this portfolio will afford very artistic designs at a nominal cost. Published by W. T. Comstock, 6 Astor place, New York.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—For Common Reds the market appears to have moved along without any unusual feature, and we are unable to obtain suggestions of much interest covering the interval since last report. The light and somewhat cautious character of the demand continues, and at no time during the week was it possible to hurry trade, so that notwithstanding only fairish arrivals there was always enough stock and occasionally a moderate surplus, just enough to make sellers anxious, but not sufficiently alarmed to force matters. Comparatively steady prices, therefore, have been noticeable on all really first-class and attractive goods, and if any changes at all were made it was in a slight easing away on the common sorts, holders frequently preferring to make reasonable concession rather than delay placing their cargoes. Probably \$5 75@6.50 per M would cover the general average range of valuation, but some poor Jerseys have sold as low as \$5.50, and choice Haverstraws, etc., at \$6.75@7.00 per M. So far as known very few accumulations of stock have been made in this city or immediate vicinity, and the major portion of the supply taken may be considered as having entered into almost immediate consumption, though, as indicated by the demand, building wants for the time being very evidently run somewhat smaller than a month ago. Work at primary points is carried on without much, if any, interruption, and the supposition follows that manufacturers are piling up some of their production. Pales have been irregular, and we hear of a wide range of quotations running from \$4 up to \$4.75 per M, and indeed even higher prices named for choice, but \$4.50 is about an average. Most of the offering seems to find a market. Pales a little slow, and only the best makes command outside rates.

**CEMENT.**—Domestic production is slow indeed, evidently unexpectedly to many operators, and the market has more or less of a dragging tone with irregularity on values. Some of the favorite brands manage to retain a fair average figure, but \$1 is about all that can be depended upon in open market, and sales are making as low as 90c. per bbl. without inducing much additional custom. Foreign grades are also irregular with advantages mostly in buyers' favor under some pretty full offerings of stock within a few weeks. About \$2.15@2.25 per bbl., on pier, is claimed for the finest and most popular brands, but sales have recently been made at a much lower figure, and buyers claim to be perfectly well satisfied with the quality.

**GLASS.**—The market has shown no great amount of animation, yet there is a decided tendency toward improvement in trade reported, and importers and dealers generally appear to feel quite hopeful. Supplies are fair enough now, both in quantity and assortment, to meet the outlet, but prospective additions said to be moderate, and this adds to the confidence with which the full rates are in all cases quite positively insisted upon.

**HARDWARE.**—Some improvement in the demand commences to develop, and the feeling is correspondingly hopeful. Buyers are not free investors and

remarked, "sometimes you can and sometimes you can't," referring to ability to secure customers. The average demand at present appears to be very fair and when there is anything like a hitch on local trade a great many receivers have the knack of finding out of town customers and preventing an accumulation of cargoes, with occasional ability to sell ahead of arrival. Accumulations are somewhat irregular in amount, but rarely make any really full showing, and dealers are willing to continue additions at about current cost. In fact the demand seems to be more solid than for some time past, and rates may be considered firm with quotations ranging up to \$13.00@16.00 per M, with the expectation that usual advance will have to be paid on specials, though the latter are really nominal for want of a good test.

White Pine remains in more or less unsatisfactory condition and the chances for improvement seem somewhat remote. Naturally something of an effort is made to galvanize the market into some sort of steady form, and a certain class of operators, with an eye to the antique, are horrified at suggestions about quoting the situation in other than the stereotyped, "steady, with a good demand" style. As a matter of fact, however, prices are quite irregular and while a considerable amount of stock is in one way or another being placed it is rather through the vigilance of sellers in seeking and occasionally forcing outlets than through any natural inquiry. Advances from primary sources are commencing to strengthen in some instances, but offerings here continue fair and upon quite as easy terms as heretofore. We quote at \$15.00@17.00 for West Indies shipping boards; \$26.00@29.00 for South American do., \$12.50@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine still seems to be plenty enough when there is any call for it, and sellers sufficiently anxious to keep values well down to former inside figures. There is said to be a few very difficult schedules on the market over which agents do not seem at all anxious to figure, but average bills are handled promptly with no evidence of a desire to increase cost, although the usual story about absent margins, etc., is reported. Some little increase in the demand for flooring boards is reported, though not enough to cause more than passing remark, and two or three good-sized building schedules are under treaty. We quote as follows: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$23@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$16@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods, while in two or three cases selling somewhat irregularly of late, have, on the whole, preserved a very good market, and no serious source of complaint appears to have arisen over the condition of the home trade. The foreign inquiry is rather unsatisfactory, but recent private advices from abroad intimate that some renewal of demand may take place on an assurance that greater care will be exhibited in making up the assortments forwarded. Advices from the interior generally appear inclined to report a somewhat improving trade and hardening values for very desirable goods. We quote at wholesale rates by car load as follows: Walnut, \$90@110 per M; white ash, \$35@40 do.; oak, \$30@40 do.; do. quarter sawed clear, \$50@60; maple, \$30@32 do.; chestnut, \$25@28 do.; cherry, \$72@90 do.; whitewood, \$23@25 do.; elm, \$20@23 do.; hickory, \$42@55 do.

still incline to limit their orders to early distributive ability, but there is a larger number of them wanting invoices, and as settlement of back accounts proves reasonably prompt the market is considered as having healthy form. Quantity and assortments of supplies available are ample for all probable wants, but can be increased if desired. Very few changes have of late taken place in lists, and the general tendency is toward greater firmness.

**LATH.**—There is no very great change in the market, but the tendency is stronger and former inside rates will no longer buy stock that is in any way merchantable. All the sales this week have been at \$2.00 per M, and a fraction more is now asked with no great amount immediately available. There is not likely to be a positive scarcity, but as between prospective demand and supply receivers think they are gaining advantage and exhibit a confidence in accordance therewith. Yard stocks are commencing to run down somewhat.

**LIME.**—Supplies have been comparatively plenty and were generally found to be a little in excess of the outlet, yet hardly enough so to cause any great inconvenience, and it is expected all will soon be worked off. Receivers also expect that within about ten days the offering will be much smaller as a shutting down of shipments for two weeks has been ordered. "Regular" quotations of course remain unchanged, and many sellers express great astonishment (sic) that any discounts should be allowed. St. John lime comes to hand occasionally, and is selling at 90c. per bbl.

**LUMBER.**—There was the somewhat unusual experience this week of finding operators complaining that market reports were in too cheerful a mood, and rather insisting that a modification be at once made that might do very well to cover the situation in a few individual cases, but when the entire line of the large local trade is brought under consideration the tendency is unquestionably toward some improvement, and a great many leading dealers entertain hopeful views of rather decided character respecting the future. Building operations already planned and under way insure a pretty good outlet, to say nothing of what may follow; the manufacturing industries are promising steady and probably growing wants, and even the export trade is spoken of with a greater degree of expectancy. In the matter of prices to consumers, however, there is a great deal of irregularity, with quotations made largely from a nominal basis—terms of credit, points of delivery, etc., all proving factors of considerable importance in fixing rates. Dealers in the meantime are making very fair customers for offerings from primary points, and while receivers and agents occasionally grumble over the close line of negotiations to which they are compelled to submit they acknowledge that really first-class offerings are finding a place to some extent increased extent, and appear to expect further business and possibly better rates, though not likely to insist upon this latter with any unusual pertinacity at the moment.

Eastern Spruce can generally be depended upon to attract attention when the offered schedules contain fairly full-sized stock or better, but where the specification runs to short and narrow, and a receiver

Shingles remain about steady with a fair average trade doing. There appears to be no special hurry to the demand, however, and buyers find about all the stock they want on calling for it.

The Lumberman's Gazette of Aug. 4th, in republishing our market report simply credits it to "Lumber," which is all very well as a proper heading.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

There has hardly been sufficient movement this week to make a clearly defined market. Prices are held firmly because there is no pressure of lumber for sale.

The market for inch lumber is unchanged. There is little being offered. Medium boards and strips have been sold within a few days at \$13 and \$13.50.

Table with 2 columns: Item description and price. Includes Dimension, short green; Boards and strips, No. 2; Boards and strips, medium; Selected; Boards and strips, No. 1.

Oak is in good request. White oak has regained its supremacy for finishing purposes, though the red variety is a close second.

The price paid for common oak depends largely on the conditions of the order. If it comes in a purchase by grades, with no particular specifications in regard to it, the price is low—from \$14 to \$16.

Poplar is in quite active demand and the supply at the mills seems good, but there is such a pull in other directions that there is no overloading of this market.

Hickory is rather firm at prices slightly better than those we have been quoting. Axles range up to \$32, reaches are steady at \$28, and plank vary from that figure down to \$26.

All kinds of thick dry walnut are in demand and scarce. The principal requirement is for 1 1/2 and 2 inch stuff, with an insufficient supply, but the stocks of plank from 2 to 4 inches are so very light that high prices are the rule.

While maple flooring strips are selling variously at \$18 to \$20, the former being about the figure for cargo lots in the market, plank commands \$20 to \$21, with a fairly active demand.

The Chicago Timberman as follows:

THE CARGO MARKET.—Receipts by lake held up well during the week, but the offerings at the market have been the smallest yet noted this season.

Such stuff is stronger than dimension, though the latter is firm at \$9, with now and then a cargo containing a sprinkling of 30 and 22 feet lengths going at \$9.25.

Hardwood—Wholesale dealers very frankly state the situation to be uniformly better for the selling side of the market than at the corresponding time a week ago.

Maple flooring is in good request, and the receipt of this class of wood are gaining in volume very rapidly. The same may be said of mahogany.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The hot weather and harvest time seems to have little impression on the volume of trade at the principal centres. Some advances are noted by leading firms on quite a number of articles.

According to the Lumberman's Gazette the lumber market on the Saginaw River, at least on the Bay City end of it, has shown visible sign of improvement.

ENGLAND.

The London Timber Trades Journal as follows: American Black Walnut.—The wood that has been landed lately in the West India Dock has been mostly small, and not very choice in character.

LIVERPOOL.

The first vessels with cargoes of timber from Quebec are now getting well on with their discharge; but we regret to see very little of either waney board pine or oak going into consumption.

The Canadian deals landed at Glasgow ex steamer since the season began amount now to 90,000 pieces, as against 111,000 for the corresponding period last year; but taking into account the Quebec deals landed at Greenock ex sailing vessels, they make altogether about the same total imported this year as last up to date.

The stock of red pine timber is unusually low, but there is little demand; except first-class of large average, which is in fair request.

NAILS.—The market still has some internal difficulties to contend with in the matter of competing operators, who hold a sort of outside stock obtained when rates were low, and frequently coming in to meet orders that would otherwise go to regular sources of supply.

PAINTS, OILS, ETC.—Business is improving with many operators, and while the growth is probably a little slower than desired, it is sufficient to give an added tone of cheerfulness to the general market.

PITCH AND TAR.—About an average run of orders reported, against which there is a fair offering of stock; but holders steady in asking at least former rates.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending August 13.

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

RICHARD V. EARNETT & CO.

Christie st, No. 230, n e, 80.8 s Houston st, 25x

75, six-story brick store and tenem't. H. Bruns. (Amt due \$14,255)..... \$33,750

WM. KENNELLY.

Christie st, No. 230, e s, 74.3 s Houston st, 25x 75, six-story brick store and tenem't. Louis Stern. (Amt due \$10,373)..... 24,250

D. M. SEAMAN.

41st st, No. 241, n e, 275 e 8th av, 25x98.9, four-story brick store and tenem't. Joseph Schlaich..... 14,300

Total..... \$62,300
Corresponding week, 1885..... \$10,500

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. J. Cole, Taylor & Fox, Cole & Murphy and T. A. Kerrigan have made the following sales for the week ending August 13:

Broadway, n s, 225 e Keap st, 25x100. Aug. Voege..... \$6,500
Withers st, n s, 22 w Union av, 44 x irreg, x 36.2x100. Peter Delap..... 5,000
\*De Kalb av, Nos. 397-405, n w cor Schenck st, 100x63, five three-story brick stores and dwell'gs. Frederick B. Taylor..... 22,950
\*De Kalb av, Nos. 407 and 409, n e cor Schenck st, 39.2x80, two three-story brick dwell'gs with store on cor. Same..... 8,825
De Kalb av, No. 413, n s, 20 1x80, three-story brick dwell'g. Chas. W. Hall..... 3,875
Williamson av, s e cor Livingston av, 500x—to Rapelye av, x 100.....
Stone av, w s, 75 s Livingston av, 125x100.....
Stone av, w s, 100 n Rapelye av, 150x100, excepting two lots..... 2,750
George R. Reilly.....

Total..... \$40,900
Corresponding week, 1885..... \$22,815

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranties.

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

NEW YORK CITY.

AUGUST 6, 7, 9, 10, 11, 12.

Bloomington ave, n e cor 127th st, runs north 11.11x east 21.11 to 127th st, x west 25.8 to beginning, gore, vacant. Partition. Edward S. Dakin to Ferdinand C. Bamman. June 28. \$550

Boulevard, s e cor 111th st, 100.11x75, vacant. Henry L. Bean to Henry C. Copeland. Mort. \$16,000. Aug. 2. exch. and 16,000

Broadway, No. 58, and Nos. 25, 27 and 29 New st, begins Broadway, n e cor Exchange pl, runs southeast along Exchange pl, 132.7 to New st, x northeast 42.8 x northwest 8.11 x south 1.5 x northwest 18.4 x southwest 8.4 x northwest 1.1.8 to Broadway, x southwest 32.5; 1/2 part of this.

Broadway, Nos. 737, and 294 and 296 Mercer st, begins Broadway w s, 108 n Waverly pl, runs west 200 to Mercer st, x north 39.7 x east 200 to Broadway, x south 39.7; 1/2 part of this.

One hundred and six feet and six inches in Pier No. 5 North River; 1-30 part of this share; also

One-twelfth part of all the share or title of which Joshua Jones died seized in Pier No. 14 East River, with bulkhead in front of Nos. 51, 52 and 53 South st and in front of Jones lane, &c.

Edith N. wife of Edward R. Wharton to Frederic R. and Henry E. Jones. Trust deed. Feb. 23. nom

Christopher st, No. 33, n w cor Waverly pl, 21.4 x74, two-story brick store and dwell'g on Christopher st and three-story brick provision house on Waverly pl. Charles A. Cragin to Adelia E. Cragin, widow, Colchester, Conn. Mort. \$11,500. June 7. 16,000

Church st, No. 204 and 206, s w cor Thomas st, 50.3x50.2x50.6x50.2, four-story brick store. James Cherry to James Gerard. C. a. G. July 15. 310

Division st, Nos. 184 and 186, n s, 22.9 e Norfolk st, runs north 78 to alley x east along alley 15.4 x north 3 x east 10.8 x south 3.4 x east 14 x south 56.6 to Division st, x west 44.7, two six-story brick stores and tenem'ts, with use of alley, &c. Contract. Louis Krulewitch to Simon, Aaronstamm. Aug. 9. 54,000

Delancey st, No. 120, n s, 50 e Essex st, 25x51, five-story brick store and tenem't. Joseph Salomon to Samuel L. Goldstein and Louis Foreman. Mort. \$13,500. Aug. 13. 18,100

Forsyth st, No. 199, w s, 268.8 s Houston st, 27.11 x66.7x27.9x66.7, five-story brick store and tenem't. Jonas and Samuel Weil and Bernhard Mayer to Christopher Heinrich. Mort. \$17,000. Aug. 10. 23,600

Lawrence st, No. 11, n e s, 225 w 9th av, 28.2x 80.7x25x93.7, four-story brick tenem't. Anthony McReynolds to Henry Dexheimer. Mort. \$8,500. Aug. 9. 18,500

Manhattan st, s s, 64 w 127th st, runs west 80.1 to e Bloomingdale road, x south 66.2 x east 21.11 to 127th st, x east 71.6 x north 33 to beginning, two two-story frame stores and dwell'gs. Partition. Edward S. Dakin to Peter Yunkes. June 28, 1886. 19,200

Same property. Peter Yunkes to Ferdinand C. Bamman. Mort. \$4,200. July 29. 12,200  
 Mangin st, No. 65-71, w s 75 s Rivington st, 125x98.11x125x99, eight three-story brick tenem'ts. Myer Finn to Rachel Kamak. Aug. 9. 67,500  
 Fell st, No. 12, n s, 123.8 w Bowery, 25.4x78.10x25x74.7.  
 Fell st, No. 14, n s, 148 w Bowery, 25.4x82.3x25x77.10, five-story brick store and tenem't. Jacob Korn to Charles A. Plath. Mort. \$14,000. Aug. 5. 36,000  
 Pitt st, No. 96 e s, 175 s Stanton st, 25x100, five-story brick store and tenem't. Clara Brauer, extr. Jacob Brauer, to Anna Sieke. Mort. \$9,000. Aug. 5. nom  
 St. Nicholas pl, n e cor 150th st. Restriction agt nuisances. James Monteith with James A. Bailey. June 9. nom  
 Suffolk st, w s, 175 s Grand st, 50x100; No. 19, three-story frame dwelling and three-story brick dwell'g on rear; No. 21, four-story brick tenem't and three-story brick dwell'g on rear; also,  
 Property in Brooklyn.  
 John E. Hoefler, Quincy, Ill., to John M. Stearns, Brooklyn. B. & S. All title. Sub. to all liens. Mar. 12. 600  
 Same property. Anna K. R. Hoefler, of St. Charles, Mo., and Louisa F. Hoefler, of St. Louis, Mo., by J. M. Stearns, Jr., guard., to Charles P. Gibson, Brooklyn. 2-27th parts. April 6, 1886. 1,400  
 Same property. John M. Stearns to same. All title. Sub. to all liens. April 6, 1886. 600  
 Same property. Louisa F. Hoefler to same. 1-27th part. April 22. 600  
 Thompson st, No. 77, w s, 93.9 s Spring st, runs south 18.9 x west 72.10 x north 5.7 x west 4.7 x north 6.5 x east 27.2 x north 1.10 x east 4.9 x north 5.4 x east 45.6, three-story brick store and dwell'g. Sophia Wigand to Joseph Goldman. Mort. \$5,500. July 31. 8,900  
 8th st, No. 315, n s, 280.4 e Av B, 20.8x69.10, four-story brick store and tenem't. Henry Kuhlmann and Christina his wife to Joseph Betz and Frances his wife. Mort. \$4,500. Aug. 10. 10,000  
 19th st, s s, 100 e 2d av, runs south 21.8 x west 0.6 x south 70.4 x east 21.3 x north 92 to 19th st, x west — to beginning.  
 31st st, s s, 90 e Lexington av, runs south 87.9 x east 10 x south abt 11 x east 11 x north 93.9 to street, x west 21.  
 Isabelle S. Byrdsall, widow, to Anna H., Louisa H., Mary C., and Frank W. Birdsall, Josephine M. Lockwood and Leonore Wil-liard, heirs Fitz William Birdsall. Release dower. Aug. 5. 4,000  
 19th st, No. 43, n s, 281 e 6th av, 18.11x92, five-story brick dwell'g. George DeF. Lord to Charles K. Randall. 1-7 part. June 30. 3,678  
 Same property. Daniel D. and George DeF. Lord, trustees for Edward C. Lord, to same. 1-7 part. June 30. 3,678  
 Same property. Daniel D. Lord et al. trustees for Phebe L. Day, to same. 1-7 part. June 30. 3,678  
 Same property. George DeF. Lord, trustee for Daniel D. Lord, to same. 1-7 part. June 30. 3,678  
 Same property. Grace D. wife of Benjamin Nicoll, James B. Lord and Eliza B. and William B. Lord to same. 1-7 part. June 30. 3,678  
 Same property. Daniel D. Lord et al., trustees for Sarah Lord, to same. 1-7 part. June 30. 3,678  
 Same property. Daniel D. Lord et al., trustees for Margaret H. and Susan DeF., Meta H. and John C. Lord, to same. 1-7 part. June 30. 3,678  
 24th st, No. 39, n s, 233.4 e 6th av, 20.10x98.9, four-story stone front dwell'g. Emilia C. de wife of Cerilo Villaverde to Daniel C. Connell. Mort. \$13,000. Aug. 5. 27,100  
 25th st, n s, 235 e 3d av, 25x98.9.  
 25th st, s s, 146.4 e 3d av, about 25x98.9. Catharine F. Olvaney to Michael J. Ganey. 1/2 part. Sub. to 1/2 of mortg., \$8,000. August 6. nom  
 25th st, No. 326, s s, 275 w 1st av, 25x98.9, five-story brick tenem't. John J. Dooley to Edward J. Dooley. Aug. 10. 10,000  
 27th st, No. 434, s s, 325 e 10th av, 25x98.9, new building in progress. Jane Reid, widow, to Daniel D. Lawson. Mort. \$3,000. Aug. 3. 8,300  
 28th st, s s, 375 w 8th av, 21.5x98.9. Mary E. wife of Thomas Nicholson, Hattie E. Myers and R. Maria wife of George B. Cosgrove, heirs of Rhomelia M. and Jonathan Myers, to Adelaide E. wife of Alexander Johnston. Mort. \$6,000. July 1. 13,000  
 30th st, n s, 100 w 2d av, 50x98.9.  
 30th st, n s, 177.9 e 2d av, 19.5x98.9.  
 1/2 part of above, also of real estate in various places and sundry personal property.  
 Dora E. Shearer, Cambridge, Mass., to Daniel L. Shearer. Declaration of trust and assent of John H. Appleton. Antenuptial agreement. Mar. 25, 1880.  
 32d st, Nos. 46-50, s s, 83.8 w 4th av, runs west 41.4 x south 98.9 x west 9.2 to e s old road, x south-west 9 x east to point 110.2 from 32d st, x north 110.2 to beginning, with all title to land in old road 9.1x31.5, three-story brick livery stable.  
 32d st, No. 44, s s, 125 w 4th av, 25x98.9, four-story brick livery stable.  
 Joseph Seach to James Turk. All title. July 7. nom  
 Same property. James Turk to Maria wife of Joseph Seach. C. a. G. July 7. nom  
 6th st, No. 213, s s, 200 e 3d av, 22.10x98.9,

three-story brick dwell'g. Ann Cassidy to Mary Fitzsimons. M. \$5,000. July 1. 10,000  
 38th st, No. 213, n s, 150 e 3d av, 25x98.9, four-story brick store and tenem't. Foreclos. Charles B. Hubbell to Thomas Boylston. Aug. 6. 13,650  
 Same property. Frank Moeschel, Chicago, Ill., to Thomas Boylston. Q. C. July 29. nom  
 41st st, Nos. 210 and 212, s s, 155 e 3d av, 25x98.9, two three-story brick dwell'gs. Margaret H. Frost to Sarah L. wife of James E. Fielding. B. & S. C. a. G. Mort. \$8,000. Mar. 19, 1886. nom  
 42d st, No. 218 and 220, s s, 230 w 2d av, runs west 50 x south 92.4 x northeast 23.10 x easterly 41.1 x north 92.1, two four-story brick tenem'ts with store in No. 218. Bernard Earle, Hicksville, L. I., to Jacob Oppenheimer. Aug. 2. 25,000  
 Same property. Jacob Oppenheimer to Benjamin Sira. Mort. \$21,000. Aug. 7. 30,000  
 45th st, Nos. 100-104, s s, 130 e 4th av, runs south 100.5 x east 44.3 x north 95.7 x east 0.8 x north 4.10 to 45th st, x west 44.11 to Dewep pl or av and point beginning; Nos. 100 and 102, two three-story brick dwell'gs; No. 104, four-story brick dwell'g. Alexander Lutz to Robert and Ogden Golet. July 31. 35,000  
 48th st, No. 5, n s, 125 e 5th av, 26x100.5, four-story stone front dwell'g. Annette wife of August H. M. E. von Munchhausen, formerly Estep, to William S. Hawk. C. a. G. 1/2 part. July 1. 45,000  
 48th st, No. 105, n s, 95 w 6th av, 20x100, four-story stone front dwell'g. The People of the State of New York to Frederick Bohde. All title. Q. C. Aug. 9. nom  
 Same property. Angelica R. Albinola, widow, Santino Giovanni and Agostino Albinola, Mathilde A. Pozzi and Antonietta A. wife of Luigi Bassani, heirs Emilio Albinola, and Knickerbocker Trust Co., extr. Emilio Albinola, to same. June 2. 27,000  
 Same property. Contract. Emilio Albinola with Joseph S. Auerbach, Far Rockaway, L. I. Oct. 1, 1883. 30,000  
 Same property. Assign. contract. Joseph S. Auerbach to Frederick Bohde. May 7, 1886. nom  
 50th st, No. 241, n s, 174 w 2d av, 17x100.5, three-story brick dwell'g. Isaac N. Secor, Portchester, N. Y., to Theodosius F. Secor, Greenwich, Conn. Sub. to dower right. 1/2 part. July 19. 2,500  
 51st st, Nos. 343 and 345, n s, 175 w 1st av, 50x100.5, two five-story brick tenem'ts. Charles A. Plath to Jacob Korn. Mort. \$34,000. Aug. 5. 52,000  
 51st st, No. 337, n s, 363.9 e 2d av, 18.9x100.5, three-story stone front dwell'g. Anna wife of Albert Weber to Isaac Rothschild. Mort. \$5,000. Aug. 5. nom  
 53d st, No. 63, s s, 115.6 e 6th av, 20.6x100.4, four-story stone front dwell'g. Rosine Feucht-wanger, widow, to Minnie Levy. Mort. \$26,000. June 16. nom  
 53d st, No. 353, s s, 150 e 9th av, 25x100.5, four-story brick dwell'g. Andrew Ewald to Alois Muller. Mort. \$7,000. Aug. 5. 16,000  
 61st st, n s, 125 e 11th av, 25x100.5. Release mort. John Ross to Stephen H. Thayer. July 6. nom  
 Same property. Release mort. The Mutual Life Ins. Co., New York, to same. August 4. nom  
 69th st, No. 419, n s, 233 e 1st av, 25x100.4, two-story frame (stone front) dwell'g. James J. Lee to Michael L. Begley. All liens. July 31. 3,750  
 70th st, n e cor 11th av, 70x100.5. Release mort. Edgar S. Appleby to Charles A. Fuller. Aug. 12. 20,000  
 Same property. Release mort. Andrew J. Skinner to same. Aug. 11. 15,000  
 72d st, No. 338, s s, 333.4 e 2d av, 16.8x102.2, three-story stone front dwell'g. Julius Becker to Ulrich von Puttkamer. Mort. \$8,330. Aug. 5. 12,500  
 73d st, Nos. 440-448, s s, 300 e 10th av, 100x102.2, five-four-story stone front dwell'gs. James McNiece to George J. Hamilton. Mort. \$150,000. Aug. 3. 300,000  
 75th st, n s, 75 w West End (11th) av, 25x115, vacant. George B. Jaques and Charles I. Berg to Ezekiel Fixman. Mort. \$5,973. July 31. nom  
 75th st, n s, 75 w West End (11th) av, 25x65, Ezekiel Fixman to George B. Jaques. B. & S. C. a. G. Mort. \$5,973. July 31. nom  
 Interior lot, 65 n 75th st and 75 w 11th av, runs north 40 x west 25 x south 40 x east 25. Ezekiel Fixman to Charles I. Berg. B. & S. C. a. G. Mort. \$5,973. July 31. nom  
 76th st, s s, 300 w 11th av, 75x102.2, vacant. Mary E. wife of and James W. Pinchot to Albert W. Harris. Aug. 4. 21,000  
 76th st, s s, 300 w 11th av, 44x102.2, vacant. Albert W. Harris to James Baker. Mort. \$9,000. Aug. 4. 14,000  
 79th st, No. 120, s s, 193 e 4th av, 18x102.2, four-story stone front dwell'g. Anna E. Radway, widow, and Adelaide L. and Alice V. Radway to Sarah wife of Henry Rosenfeld. July 20. 30,000  
 81st st, No. 321, n s, 300 w 1st av, 25x102.2, five-story brick tenem't. Thomas Moore and John McLaughlin to Jacob Wolf and Lottie his wife. Mort. \$12,000. Aug. 11. 18,300  
 81st st, No. 323, n s, 275 w 1st av, 25x102.2, five-story brick tenem't. Thomas Moore and John McLaughlin to Ferdinand Wesel. July 24. 18,100  
 81st st, No. 327, n s, 225 w 1st av, 25x102.2, five-story brick tenem't. Thomas Moore and

John McLaughlin to Martin H. Hartmann. Mort. \$10,000. July 24. 18,500  
 82d st, No. 445, n s, 385 e 10th av, 17.6x102.2, three-story stone front dwell'g. Michael Weckerle to Jennie wife of Walter R. Oakley. Mort. \$4,500. Aug. 10. gift  
 84th st, No. 441, n s, 175.3 w Av A, 18.9x102.2, three-story stone front dwell'g. Andrew J. Kerwin to Henriette wife of Jacob Bauer. Aug. 11. 12,000  
 84th st, n s, 100.6 e 11th av, 16.6x80, three-story brick dwell'g. Alexander Lutz to Henry C. Acker. Mort. \$10,000. Aug. 12. nom  
 Interior lot, 100.6 e West End (11th) av and 80 n 84th st, 16.6x23.2. George W. Rogers to same. Mort. \$11,450. Aug. 2. nom  
 84th st, n s, 149 e 11th (West End) av, 16x75, three-story brick dwell'g. Release mort. The J. L. Mott Iron Works to George W. Rogers. Aug. 12. nom  
 Same property. George W. Rogers to Henry C. Acker. Mort. \$11,458. Aug. 11. 16,000  
 86th st, No. 334, s s, 275 w 1st av, 20x102.2, four-story stone front tenem't. Laemlein Bittenwieser to William J. Boesch. Mort. \$14,000. Aug. 10. 22,750  
 86th st, Nos. 148-152, s s, 230 w 3d av, 76.8x102.2, three five-story brick flats. William J. Gessner to Bettie M. wife of Edward P. Alexander. Mort. \$70,000. Aug. 9. 130,000  
 88th st, No. 112, s s, 184.5 e 4th av, 25.7x100.8, two-story frame dwell'g. Rosetta M. wife of James Kearney to Michael McGrath. Mort. \$3,000. July 31. See 106th st. 9,000  
 104th st, No. 318, s s, 175 e 2d av, 25x100.11, four-story brick tenem't. Clara wife of Michael Adler to Frederick and Anna C. Seebeck, joint tenants. Mort. \$6,000. Aug. 2. 11,000  
 106th st, No. 342, s s, 155 w 1st av, 20x100.11, two-story brick dwell'g. Otto Ebel to Lotta A. Lyons. Aug. 5. 4,000  
 106th st, s s, 188.4 w 4th av, 29.2x100.11, five-story brick and stone flat. Michael McGrath and Jeremiah C. Lyons to Rosetta M. Kearney. M. \$16,000. July 19. See 88th st. 27,500  
 108th st, No. 239, s s, 200 w 2d av, 25x100.11, four-story brick tenem't. Isaac L. Holmes to Minna Spoerhase. Mort. \$9,000. Aug. 6. 13,500  
 108th st, No. 212, s s, 188.6 e 3d av, 24.6x100.11, four-story brick tenem't. Myer Finn to Timothy and Margaret Ryan. Mort. \$8,000. Aug. 12. 13,130  
 108th st, No. 102, s e cor 4th av, 25.6x50, four-story brick store and tenem't. Harris E. Goldstein to Morton H. C. Foster. Mort. \$8,000. July 28. 12,000  
 109th st, No. 156, s s, 68 e Lexington av, 19x100.11, four-story brick tenem't. Julia A. wife of and John B. Cannon to Herman W. Hildebrand. Mort. \$8,000. Aug. 4. 11,000  
 110th st, No. 234, s s, 385 e 3d av, 25x110, four-story brick store and tenem't. Foreclos. Hervey V. B. Sparks to John Cullen. July 22. 10,000  
 112th st, Nos. 407-413, n s, 145 e 1st av, 100x50.5, four four-story brick tenem'ts. Frank Ruckle to Louis C. Neuberger. Mort. \$25,750. Aug. 4. 37,600  
 113th st, No. 205, n s, 104.6 e 3d av, 16.8x100.11, four-story brick tenem't. Mary T. Constant, widow, to Patrick Farley. B. & S. Mort. \$6,250. July 23. val. consid  
 Same property. Release mort. Mary T. Constant et al., exrs. Samuel S. Constant, to Patrick Farley. July 23. nom  
 117th st, s s, 200 e 8th av, 100x100, vacant. Ella M. wife of Alfred Griffith to Alexander Lutz. Mort. \$15,000. Aug. 6. 25,000  
 118th st, No. 424, s s, 269 e 1st av, 25x100.10, three-story brick dwell'g. Otilie Popper to Isidore Popper. Mort. \$4,500. Aug. 5. nom  
 118th st, n s, 365 e 4th av, 40x90; No. 135, three-story frame dwell'g; No. 137, three-story brick store and dwell'g. Agnes Mayer, widow, to Joseph Kahn. Mort. \$9,500. Aug. 2. 16,000  
 120th st, No. 524, s s, 287.6 e Av A, 18.9x100.11, two-story brick dwell'g. Sheriff's deed execution. Alexander V. Davidson, late sheriff, to Edwin Lord. July 30. 50  
 120th st, Nos. 118-122, s s, 235 e 4th av, original line, 75x100.10, three five-story brick tenem'ts. Evan Evans to Thomas L., Frank L., William R., Harry L., Emily L. and Hugh H. Janeway. Ms. \$53,956. Aug. 2. nom  
 121st st, s s, 233 w 7th av, 17x100.11. Release mort. Levi P. Morton to Sarah wife of Thomas Darragh. July 19. 5,000  
 124th st, No. 331, n s, 330 e 2d av, 20x100.11, three-story stone front dwell'g. Alexander P. and Edgar, Jr., Ketchum, exrs. Edgar Ketchum, to Elizabeth wife of Edward A. Dunham. Aug. 10. 9,250  
 127th st, No. 204, s s, 80 w 7th av, 19.9x99.11, four-story brick dwell'g. The Manhattan Life Ins Co. to Emily wife of Alexander F. Liantard. C. a. G. Aug. 6. 15,000  
 128th st, No. 61, n s, 181.8 w 4th av, 16.8x99.11, three-story frame dwell'g. Walter R. Johnston to Margaret wife of Thomas E. Sturgeon. July 24. 6,250  
 Same property. Margaret wife of Thomas E. Sturgeon to Albert Blackburne. Aug. 5. 7,500  
 129th st, No. 146, s s, 335 w 3d av, 25x99.11, five-story brick store and tenem't. Andrew and Emmet K. Little, Newburgh, N. Y., to George M. Brooks. Mort. \$23,000. Aug. 4. val. consid  
 129th st, s s, 300 e 7th av, 50x91.11, vacant. Alexander M. Ross to Enoch C. Bell. Aug. 2. 12,000  
 145th st, s s, 450 w Boulevard, road or Public Drive, 50x99.11, vacant. Catharine Van Aist, widow, to Erastus B. Treat. Aug. 6. 1,800

185th st, s s, 125 w 10th av, 25x79.11. Washington A. H. Bogardus to Julius E. Latting. Aug. 3. 1,200

185th st, s s, 100 w 10th av, 25x79.11. Same to Mary J. wife of Oscar Norman. Aug. 3. 1,200

Av A, e s, 51 s 73d st, 0.2x98. Mary J. wife of John Levins, Hannah wife of Frederick J. Morrirtz, Amanda wife of Theodore A. Morrirtz, and William Ellingwood, heirs Ann Kiernan, to Julius Lipman. B. & S. July 20. 100

Lexington av, No. 82, w s, 19.9 n 26th st, 19.9x 79, three-story brick dwell'g. Isaac Rodman to George Wright. Mort. \$9,000. Aug. 11. 15,750

Lexington av, No. 647, e s, 75.11 s 55th st, 24.6x 100, three-story stone front dwell'g. Ellen T. Sims to John Tully. Q. C. All title. Aug. 6. nom

Same property. John Tully to George V. Sims. All title. Q. C. Aug. 7. nom

New av, East, w s, 106 s 145th st, runs west 93.2 x south 75 x west 74.8 to Edgcombe av, x south 86.1 x east 136.3 to New av East, x north 160.11, one-story frame dwell'g. Edmund Coffin, Jr., to Mary E. Carlin. July 31. 22,000

St. Nicholas av, e s, 104.11 s from centre line of 145th st if extended, 25x100. Release covenants. James Monteith to William M. Grinnell. Dec. 31. nom

St. Nicholas av, n e cor 123d st, runs north along av, 83.9 x east 110.8 x north 25.3 x east 25 x south 100.11 to st, x west 89.3 to beginning, vacant. Edward Cunningham to Joseph E. Hoffman. Mort. \$12,000. Aug. 10. 29,000

1st av, Nos. 2430 and 2432, es, abt 25.2 s 125th st, 50.4x75, two four-story stone front stores and tenem'ts. Annie P. Stetson, widow, to David F. Porter. C. a. G. All liens. July 11. 30,000

2d av, No. 534, e s, 60 s 30th st, 20x75.9, three-story brick store and tenem't. Bernard McCabe to Hannah A. McCabe. 1/2 part. B. & S. Mar. 25, 1879. nom

4th av, No. 215, e s, 105.6 n 17th st, 25.6x100, four-story brick building, portion of Clarendon Hotel. Isaac H. Knox et al, trustees Philip E. Thomas, dec'd, to John A. Weekes. Mar. 19. nom

5th av, No. 835, e s, 75.5 s 65th st, runs east 100 x north 0.5 x east 60 x south 25.5 x west 150 to 5th av, x north 25, four-story stone front dwell'g. Henrietta wife of and Charles B. Gunther to Amos Cotting. Mort. \$55,000. Aug. 10. 102,000

5th av, No. 1047, es, 25.8 s 86th st, 21.10x100, four-story stone front dwell'g. Jacob and Samuel Cohen to Henry J. McGuckin, William J. and John P. C. Walsh. Mort. \$30,000. June 12. 40,000

7th av, e s, 89.11 s 134th st, runs east 38.5 to land of P. Meyers, x southwest 47.4 to av, x north 28.7, gore, vacant. John F. Managan to Mary E. Dwyer. Mort. \$1,900. June 7. 3,550

8th av, No. 577. Party wall agreement. Gustave Harlem with Rosie Rosenblatt. April 4. nom

8th av, w s, 100.11 s 113th st, 25x100, vacant. Ella M. wife of Alfred Griffith to Alexander Lutz. Mort. \$5,250. Aug. 6. 10,600

8th av, all lands lying west of av which party second part herein may have or acquire any title in and against which any judgment in favor of party first part may rest. Release judgment. &c. Henry Bradley to Mary S. Bradley. Aug. 9. nom

9th av, n w cor 69th st, 100.5x100, vacant. Jacob Bookman to Michael Giblin. Mort. \$48,500. July 26. nom

10th av, s w cor 62d st, 100.5x100. Sigmund Warshing to Moss S. Phillips, Brooklyn. Q. C. July 7. nom

10th av, n e cor 124th st, 100.11x100.

124th st, n s, 100 e 10th av, 25x100.11. One and two-story frame buildings, new tenem'ts projected. Moritz Bauer to Edward A. Davis. Mort. \$27,000. June 22. 32,500

10th av, No. 1001, w s, 50.5 s 64th st, 25x100, five-story stone front store and tenem't. Release mort. The Mutual Life Ins. Co., New York, to Thomas W. Ball, Brooklyn. August 7. 6,000

Same property. August C. Hassey to same. C. a. G. Aug. 6. 30,000

Same property. Release mort. Same to same. Aug. 7. nom

Same property. Release mort. Charles E. Appleby and William Noble to same. Aug. 6. 2,500

Same property. Thomas W. Ball, Brooklyn, to August C. Hassey. Ms. \$22,160. Aug. 7. 30,000

10th av, n e cor 94th st, 100.8x100.6, four five-story brick flats with stores on av and four-story stone front dwell'g on st. George Crawford to Andrew Crawford. B. & S. Aug. 11. 140,000

10th av, s w cor 105th st, 75.11x100, vacant. William and Hartley Haigh, exrs. Hartley Haigh, to William S. Maddock. All liens. 1/2 part. Aug. 2. 17,500

Same property. Caroline Haigh, widow, to same. Q. C. 1/2 part. Aug. 2. nom

Interior lot in rear of and intended as addition to premises No. 305 E. 59th st, runs north 25.2 x east 22.3 x south 25.2 x west 22.3, vacant. Garrett J. Mead to Elizabeth J. Lalor. B. & S. August 6. 2,000

MISCELLANEOUS.

Articles of co-partnership between William P. B. Urlick and Allen N. Leet, for 5 years, from Aug. 7, under style or firm of New York Photo-Electrotype Co. W. P. B. Urlick subscribes \$5,000 and Allen N. Leet \$4,000 to capital stock. Aug. 7,

Similar articles between same parties for 5 years, from Aug. 7, 1886, under style or firm of The Globe Patent Agency; each partner contributes \$1,000 to capital stock. Aug. 7. Assign. of 1/2 int. under above articles. Allen N. Leet to Fred. C. Luckey. Aug. 9. 3,500

Exemplified copy of the last will and testament of Anne M. Barnes with order of probate, &c.

23d and 24th WARDS.

Broad st, south cor Locust av, 100.3x149.7x100 x160. Charles, Alexander and Margaret A. Bathgate and Janet B. wife of William J. Beck, heirs John Bathgate, to James Bathgate. C. a. G. April 20, 1868. nom

Broad st, lot 84 map Fairmount, &c., 101.4x 139.6x100x120.5. Josephine Lachat to Mary E. wife of William J. Murphy. Aug. 6. 5,000

Cordova pl, es, 184.3 n St. Georges Crescent, 25x100. William S. and Charles W. Opdyke to John H. Palmer. 1885. July 15. 350

Grove st, n s, 150 w Prospect av, 25x105.6x35x 100.7. James Green to Charles I. Brusie. Aug. 5. 600

Morris st, n s, 100 w Madison av, 50x125. Edward Cregier, White Lake, N. Y., to Frederick Cregier, Jr. Q. C. C. a. G. May 17. nom

134th st, n e, 75 e Alexander av, 18.10x100. Annie wife of Charles Derleth to Moritz Derleth. Aug. 9. 6,500

137th st, n s, 520 e Willis av, 17.6x100. William Cauldwell to John T. Taylor. April 29. 2,325

137th st, s s, 125 e Willis av, 50x100. Martha A. Walter to Erastus A. Smith. Aug. 12. 6,000

133th st, s s, 115 e Southern Boulevard, 15x100. Mary wife of Patrick Whelan to Richard D. Kehoe. Mort. \$2,250. Aug. 7. exch and 200

147th st, s s, 225 e Willis av, runs east 33.2 x southeast — to Mill Brook, x south along same to centre line of block, x west 128 x north 100 to beginning.

147th st, s s, 264.6 e Willis av, runs east 57 to Mill Brook, x south 29 x northwest 70 to beginning, gore. Release judgment. Philip Dater, Jr., exr. Philip Dater, to Julius Heiderman. July 9. nom

Same property. William H. Buxton, trustee, to Julius Heiderman. Aug. 7. 3,600

147th st, s s, 225 e Willis av, runs east 96.6 to Mill Brook, x south 100 to centre line of block, x west 148 x north 100. Julius Heiderman to Christian Vorndran. B. & S. August 7. 4,400

159th st, s s, 225 e Courtlandt av, 25x100. John Brockman to Susan J. Browne. Aug. 10. 3,000

172d st, s s, 50 w Madison av, 35x110. Charles U. Combes to Thomas C. Lisk. July 24. 1,200

177th st, s e cor Franklin av or Broadway, 50x 100. Albert Etzel to Joseph Etzel. 1/2 part. Aug. 3. nom

Berrian av, n e cor 3d st, 50x100. Aaron Turner, Stockbridge, Mass., to William Haworth and Mary his wife, as joint tenants. Aug. 11. 1,000

Bathgate av, formerly Madison av, w s, 135 n 175th st, 27x50. Anthony K. Royce to Dennis Cassin. Aug. 6. 4,300

Courtlandt av, No. 686. Contract. Margaretha Schick to George Schildwachter. July 31. 3,800

Fairmount av, east cor Grove st, 75x100. Mary C. McChristy, formerly Thompson, an heir of Richard Thompson, to Rosanna Thompson, widow, Marcella Pierce, James H. Thompson and Anna J. Heath. B. & S. All title. August 6. 375

Fairmount av, s s, lot 12 map Fairmount, &c., 75.5 x142.6x75x142. William A. and Cora J. Bolton, children of Alexander G. Bolton, to Alexander G. Bolton. B. & S. June 8. nom

Forest av, e s, 75 n 166th et late George st, 50x 100. John Fuchsius and Bertha his wife to William A. Burton. Mort. \$500. Feb. 25. 2,050

Same property. Release mort. James D. Eakin, exr. Thos. Eakin, to same. May 11. nom

Grant av, n w cor Samuel st, 133x75. Esbon S. Westcott to Edward Newman. July 14. 1,000

Grove av, n w, lots 10 and 11 map East Tremont, 132x150, with 42 foot right of way. Ellen Denny to Charlotte L. Denny, widow. B. & S. Sept. 27, 1882. 1,000

Madison av, n w s, 80 s w Marble st, runs northwest 100 x southwest 28 x northwest 100 to Washington av, x southwest 108 x southeast 200 to Madison av, x northeast 136. Hugh O'Donnell to The Church of St. Joseph of Tremont. Mort. \$3,500. Aug. 3. 11,895

Stebbins av, e s, lot 24 block 507 map sub division L. Tiffany property, 2,500 square feet. Release mort. Maria A. Fell, Brooklyn, to Lyman Tiffany. July 28. 134

Tinton av, s w cor Elm st, 125x100. Honoria M. wife of William H. Condon to Henry Moss. Mort. \$2,000. Aug. 11. 3,800

Trinity av, e s, 210 n Clifton st, 20x100. Anders G. Anderson to Alfred J. Alander. All liens. Aug. 10. nom

Same property. Alfred J. Alander to Lina wife of Anders G. Anderson. B. & S. Aug. 11. nom

Vanderbilt av, e s, 75 n 184th st, 25x100. Michael J. Dady, Brooklyn, to John J. Kiernan. Aug. 6. 450

Walton av, w s, 116.8 n 150th st, 16.8x100, h & l. Mary wife of John Cullen to Joseph B. Curran. Mort. \$2,500. July 30. 4,250

Walton av, w s, 400 n 150th st, 33.4x94x33.4x 93.9. Release mort. Henry L. Morris to Anna T. Dale. Aug. 7. 3,200

Washington av, e s, 266 n e 176th st, runs northeast 58 x southeast 240 to Bathgate av, x southwest 108 x northwest 140 x northeast

50 x northwest 100. Hugh O'Donnell to The Church of St. Joseph of Tremont. Aug. 3. 10,145

1st av, s e s, lot 56 map Claremont, &c., 160x 192 to Doughy's Brook, x102x186. Josephine wife of William Byron to James Nolan. Aug. 9. 800

3d av, w s, part lot 18 map of Upper Morrisania, 54x100. Henry Bracken to George Neuffer. Aug. 12. 6,500

3d av, e s, 100 s Spring pl, 25x147 to Franklin av, x 27.6x159, hs & ls. Selleck A. Waterbury to Solomon Berliner. Mort. \$4,500. Aug. 10. 8,700

3d av, west cor 136th st, 100x225. Silas D. Gifford and ano., exrs. and trustees Charles Bathgate, to James Bathgate. Aug. 5. 9,000

LEASEHOLD CONVEYANCES.

Houston st, n s, 231.8 e Av C, 20x75.10 to 2d st, x 20.2x78.4. Henry S., Mary I. and Elizabeth Wynkoop and Augustus W. Reynolds to Louis Wertheimer. 11 years, from May 1, 1890, per year, taxes, &c., and 500

Same property. Assign. lease. Louis Wertheimer to Henry Stein. nom

43d st, s s, 125 w 5th av, 25x100.5. Consent to assign. lease. Robert J. Livingston and ano., exrs. and trustees Louisa M. Livingston, and said Robert J. Livingston, individ., to Henry N. Smith. nom

Same property. Assign. lease. Henry N. Smith to Jay Gould. nom

43d st, s s, 150 w 5th av, 25x100.5. Consent to assign lease. R. J. Livingston, &c., see consent above, to Henry N. Smith. nom

Same property. Assign. lease. Henry N. Smith to Jay Gould. nom

43d st, s s, 175 w 5th av, 25x100.5. Consent to assign lease R. J. Livingston, &c., see consent above, to Henry N. Smith. nom

Same property. Assign. lease. Henry N. Smith to Jay Gould. nom

43d st, s s, 200 w 5th av, 25x100.5. Consent to Assign lease. R. J. Livingston, &c., see consent above, to Henry N. Smith. nom

Same property. Assign. lease. Henry N. Smith to Jay Gould. nom

43d st, s s, 225 w 5th av, 25x100.5. Consent to Assign lease. R. J. Livingston, &c., see consent above, to Henry N. Smith. nom

Same property. Assign. lease. Henry N. Smith to Jay Gould. nom

50th st, s s, 170 e 10th av, 25x100.5. Charles F. Southmayd and ano., trustees for Henry Astor, to Christian Abele. 19 years, from Nov. 1, 1886, taxes, assessments, and 300

2d av, s e cor 40th st, store and front basement. Assign. lease. John Lynch to Edward Kenny. nom

3d av, w s, 46 n 18th st, 23x100. Hamilton Fish to Israel D. Walker. 21 years, from May 1, 1854, per year, taxes, &c., and 250

3d av, s e cor 25th st, 24.8x97.7. Assign. lease. Peter Doelger to Miles W. Gibbons. Same property. Assign. lease. Miles W. Gibbons to John J. Dooley. 7,500

KINGS COUNTY.

AUGUST 6, 7, 9, 10, 11, 12.

Beattie st, n e s, lots 48 to 53 inclus, map of the Parsonage of the Reformed Dutch Church, 70.6x200 to Washington st, New Utrecht. Andrew J. Halloran to The Feigel Car Co. Mort. \$2,000. \$2,400

Boerum st, s s, 324.7 w White st, 25x37.6. Marvin Cross, Sherlock Austin and John H. Ireland to Henry Schock. 875

Boerum pl, s e s, 50 s w Dean st, 25x100. Henrietta wife of John H. Inbusch to Joseph Knight. 3,500

Bond st, w s, 41.8 n Bergen st, 20.10x75, h & l. George W. Douglas to Charlotte S. wife of Charles B. Douglass. 5,000

Bridge st, s w cor Front st, 49.9x95. Release mort. Bowery Savings Bank to The Union White Lead Mfg. Co. nom

Bridge st, w s, 49.9 s Front st, 24.11x95. Release mort. Hannah K. wife of Gerrit D. Van Vranken to James How. nom

Bridge st, s w cor Front st, 49.10x95. Release judgment. The National Bank Republic, New York, and The Brooklyn Bank to The Union White Lead Mfg. Co. nom

Same property. The Union White Lead Mfg. Co. to William B. Boorum and George L. Pease, of Boorum & Pease. 11,830

Bridge st, w s, 49.10 s Front st, 24.11x95. James How to same as last. 5,000

Bridge st, w s, 74.10 s Front st, 24.11x95. Jane wife of John Carhart to same as last. Mort. \$3,000. 4,250

Bridge st, w s, 99.9 s Front st, 24.11x95. Mary Reeves to same as last. 5,000

Bridge st, w s, 124.8 s Front st, 24.11x95. Thomas Ferguson to same. 8,000

Bainbridge st, s s, 305.7 e Hopkinson av, 80x 100. Mary, Moses H., and Max Moses and Celia wife of and Gerson N. Herrman to Charles Jewett. Q. C. nom

Broadway, n e s, 40 n w Woodbine st, 60x100, h & l. John H. Korner to Anna M. Kramm. 9,000

Clifton pl, s w cor Nostrand av, 20x100, h & l. Mary J. Spencer, widow, Elizabeth, N. J., to Henry Doscher. Mort. \$8,500. 10,500

Columbia st, e s, 86.1 s Harrison st, 21x76.4. Charles H. Donohue to Mary F. Kelly. 3,500

Conselyea st, n s, 175 e Graham av, 25x100, h & l. George Peppard to Charles H. Cooke. 1,950

Cumberland st, w s, 400 n Lafayette av, 20x 100.

Prospect st, n s, 125 e Washington st, 28x99. Emma J. and Ida E. Carman, heirs John Carman, to Catharine Carman. C. a. G. nom

Chauncey st, n s, 50 e Patchen av, 12.6x— to Brooklyn and Jamaica plank road. John W. Cunningham to Elisha Hyatt and Matilda his wife. 1,200

Clementina st, s s, 225 w Chester av, 25x100, Flatbush. Asa W. Tenney to Frederick Behrens. 100

Degraw st, n s, 75 e 4th av, 81.8x98.6, hs & ls. George R. Brown to Francis McMahon. 25,000

Degraw st, n s, 124 e 4th av, 32.8x98.6. Release mort. Ebenezer Roby to George R. Brown. 5,500

Degraw st, n s, 315 w Hoyt st, 20x100, h & l. Patrick G. Hughes to John Assip. Mort. \$4,500. nom

Degraw st, all that lies north of the centre line of Degraw st of the premises conveyed to grantor by Morris Hazard. William H. Hazard to William F. Church. Q. C. nom

Degraw st, n s, 116.11 w New York av, 25.8x151x25.3x151.8. 700

Degraw st, n s, 142.7 w New York av, runs west 75 x northeast 73 to above lot, x south — to beginning, gore. Elizabeth S. wife of William H. Hazard to William F. Church. B. & S. 700

Degraw st, n s, 91.4 e 4th av, 32.8x98.6. Release mort. Ebenezer Roby to George R. Brown. 5,500

Dean st, s s, 180.8 w Sackman st, 39x81.4. Eliza C. Melville to Patrick McCanna. 1,500

Dean st, s s, 100 e Utica av, 40x107. Julia B. F. wife of and John D. Fish, Hempstead, L. I., to Susan W. wife of William T. Clark, Elizabeth, N. J. Mort. \$1,000. 2,000

Driggs st, e s, 20.1 n South 5th st, 19x—, William O. Sumner to Augusta Schimper. Mort. \$4,000. 7,300

Decatur st, s s, 375 w Reid av, 16.8x100. Release mort. Samuel H. Vandewater to John C. Bushfield. nom

Diamond st, s s, 373.4 e Main st, 25x159.9x25x159.11, Flatbush. The First M. E. Church, Flatbush, to Elizabeth wife of John A. Case. 850

Ellery st, n s, 231.6 e Broadway, 25x100. Release curtesy. Leonard Hesiz to Elizabeth Hesiz. 1,500

Front st, s s, 95 w Bridge st, 25x137, h & l. John L. How, exr. John McCready, to William B. Boorum and George L. Pease, of Boorum & Pease. 4,250

Fulton st, n s, 160 e Bedford av, 20.2x100, hs & ls. Asa C. Brownell to Charles G. Street. Mort. \$9,000. 15,000

Harman st, s e s, 375 n e Irving av, 25x90.10x25x92.1. John F. Gantz to Dietrich Mahlmann, New York. 300

Herkimer st, n s, 125 e Ralph av, 20x100. Thomas C. Higgins to August Gundlach. 800

Humboldt st, n s, 446.10 n Van Cott av, 6x—x2x36.3. John Iges to George W. Palmer. 60

Herkimer st, n s, 200 w Albany av, 20x100. Foreclos. Edward F. Davenport to Cornelius Cowenhoven. 3,000

Hull st, s s, 225 w Stone av, 56.3x100, h & l. Release mort. Elizabeth W. Aldrich to William H. H. Robbins, Northport, L. I. 12,000

Same property. William H. H. Robbins, Northport, L. I., to Robert L. Carpenter. 21,000

Same property. Robert L. Carpenter to Helena wife of William H. H. Robbins. Mort. \$12,000. 21,000

Halsey st, n s, 425 e Lewis av, 100x100. Release mort. Charles M. Marsh to Samuel W. Northridge. 27,000

Jacob st, s e s, 100 n e Central av, 338x24.11x—x40.2. Phebe M. Coffin to Thomas S. Smith. nom

Lincoln pl, n s, 508.4 w 6th av, 16.8x106.7x16.8x106.10. John N. Eitel to Louis Kaewer. C. a. G. 5,750

Linden Boulevard, s s, 950.8 w of Canarsie or Clove road, 75x261.9 to Martense lane, Flatbush. Hannah L. Reed to Laura L. Merrill. 1,000

Locust st, w s, 1,550 n 2d st, 100x150, hs & ls. Mary Dickinson, widow, to Eliza wife of William N. Strong. 2,100

Locust st, s e s, 125 n e Broadway, runs northeast 25 x southeast 55 x northeast 0.4 x southeast 45 x southwest 25 x northwest 100. Mary Muller, widow, Robert B., Edward G., Emil H. and Otto C. Muller and Mary C. wife of John H. Meyers, the widow and heirs of Bernard Muller, to Frank Haas and Elizabeth his wife. Mort. \$3,000. 6,600

Meserole st, s s, 125 w Graham av, 25x100. Adam Platte to John B. and Catharine Jesberger. Q. C. nom

Marion st, s s, 150 e Ralph av, abt 25x100, h & l. Emma wife of Charles I. Schriefer to Louisa M. Curth. Mort. \$1,600, taxes, &c. gift

Monroe st, s s, 425 e Bedford av, 20x79.6x20x81.6. Kaufman Simon, of Tappan, N. Y., to Henrietta McLean. Mort. \$1,200. 1,920

Monroe st, s s, 150 e Sumner av, 41x100. Release mort. Walter M. and R. S. Aikman, exrs. Hugh Aikman, to David S. Beasley. nom

Monroe st, e s, 175 s Bay av, 25x100. Release mort. Mills P. Baker, Great Neck, L. I., to John H. Smith. nom

Moore st, lot begins 100 s Seigel st at point 50 w of George White's land, runs west 25 x south to n s of Moore st, x east 25 x north 100. John Rueger to Anna M. Erk. Sub. to assessments. 2,300

Myrtle st, s s, 185 w Evergreen av, 20x95. Sophia Taubert to Mary Taubert. Sub. to mort. nom

Macon st, s s, 45 w Tompkins av, 20x100, h & l. Andrew Luke to Jason C. Cameron. Mort. \$4,700. 7,000

Powers st, n s, 272.6 w Lorimer st, runs west 23 x north 75 x west 25 x north 25 x east 47 x

south 100. C. a. G. Julian Lucas to Abby J. wife of James A. Bills. 1,065

Prospect st, n s, 50 e Bridge st, 25x75. Bridge st, e s, 85.3 n Fulton st, 25x100.3. Edward P. McClellan to Carrie G. McClellan. Q. C. val. consid

Prospect pl, s s, at centre line Old Clove road, which point is 320.6 e Rogers av, runs south along old road 100, x again south along old road 28.3 x west 162.1 x north 28 x east 137 x north 100 to Prospect pl. x east 20.6. Patrick Ledwith to Peter McDonough. Mort. \$800. 1,400

Park pl, s s, 250 w Buffalo av, 50x127.9. Park pl late Baltic st, s s, 325 w Buffalo av, 21.2x—x112. James Carpenter to George Duryea, Glen Cove. 696

Rutledge st, n s, 221.8 e Lee av, 20.2x100, h & l. Margaret S. wife of Abraham Friedenheim to James F. McElvare. Mort. \$3,000. 7,750

Ralph st, n w s, 100 n e Evergreen av, 125x100. Charles C. Grau and Konrad Hartmann to Charles M. Hartmann. M. rt. \$1,875. 3,550

St. Marks pl, n s, 260 w 5th av, 60x100, h & l. Rebecca A. wife of Samuel S. Stevens, Islip, L. I., to Thurlow Weed. 24,000

Same property. Thurlow Weed to William H. Haydock, Roslyn, L. I. Mort. \$15,000. 24,000

Sackett st, n s 153 e Clinton st, 21x100, h & l. William F. Bedell to Woodman F. Scantlebury. Mort. \$4,000. val. consid

Same property. Woodman F. Scantlebury to Eedra M. T. Bedell. Mort. \$4,000. val consid

Seigel st, s s, 225 w Graham av, 50x100. William and Thomas, Jr., Lamb to Robert B. Stokes. 10,750

Stagg st, n s, 160 w Ewen st, 25x100, h & l. Eliza wife of Adam Boltz to John Schwegler. 1/2 part. 750

Same property. Philip Schwegler and Emma his wife to John Schwegler. 1/2 part. 750

Same property. Louisa Schwegler to John Schwegler. 1/2 part. 750

South Oxford st, w s, 216.8 n Atlantic av, 22 x110. Release mort. Isaac P. Smith to John D. Fish, Hempstead, L. I. 1,000

Same property. John D. Fish, Hempstead, L. I., to Susan W. wife of William T. Clark, Elizabeth, N. J. Mort. \$5,000. 11,000

Union st, n s, 217 w 5th av, 50x190 to Sackett st. Victorie wife of Victor Schultz to William J. Conway. 4,250

Van Brunt st, Nos. 407 and 409, being 40 from Van Dyke st, 40x90. Contract. Julius M. Oberhofer to Solomon Schwarz. 3,000

Varet st, s s, 50 w Ewen st, 25x100. Abraham De Bevoise, individ. and as exr. and trustee Jane Stockholm, and Isaac De Bevoise, individ. and as exr. Elizabeth De Bevoise, to Samuel Short. Q. C. nom

Same property. Samuel Short to August and George Gomer. 3,500

Varet st, n s, 180.6 e Bushwick av, 25x100. Mary Ann and Ida Hill and Mary Ann wife of William Yarrington and Hannah J. wife of Samuel J. Windley to James S. and Christena Williamson. 1,492

Same property. Ernest H. Jackson, special guard. Nelson E. and Herbert J. Hill, to same. 908

Washington st, s s, 100 w New Utrecht to Flatbush road, 25x100, New Utrecht. Richard Hill to John Henni. 225

Same property. Release mort. Thomas M. Hegeman to Richard Hill. nom

Woodbine st, n s, 100 e Broadway, 26x100. Thomas J. Allen to Amelia O'Donnell, New York. Mort. \$3,000. 5,025

Woodbine st, n s, 126 e Broadway, 18.6x100, h & l. Thomas J. Allen to Emulus A. Donaldson. Mort. \$2,500. 4,500

1st pl, s s, 50 e Court st, 25x100, h & l. Benjamin P. Kissam to Margaret A. wife of Miles S. Bromley. 15,000

South 3d st, n s, 25 w 2d st, 25x—. Foreclos. Herman W. Schmitz to John H. Wright. 3,050

South 3d st, n s, 125 w 7th st, 25x120. James S., Mary A., widow, and Julia A. Nealis and Annie G. wife of William Scully, New York, to Thomas J. Nealis, New York. All title. 2,667

South 4th st, n e s, 80 s e 9th st, 20x71.3. Foreclos. Charles B. Farley to Henry Von Oehsen. Mort. \$2,000. 3,900

South 4th st, n s, 21.6 e Wythe av, 20.6x57.7. Elizabeth wife of Gabriel Hoyt to Andrew Gray, New York. Mort. \$3,500. 6,300

South 6th st, n s, 56.11 w Wythe av, 20x55, h & l. Henry McCaddin, Jr., to William O. Sumner. 4,200

7th st, s s, 115.2 e 5th av, 18.4x100. Annie A. Calvert and Henry M. her husband to Mary A. and Julia A. Nealis and Annie G. Scully. 5,100

North 5th st, s w s, 175 n w Bedford av, 20.10x80. William Briggs to Luther Briggs. Mort. \$1,900. 3,500

East 8th st, s e cor Turner pl, 100x100, Flatbush. John Z. Lott to William N. Peak. C. a. G. 750

10th st, s s, 328.4 e 6th av, 16.8x100, h & l. Emma B. Sheldon to William J. Fitzpatrick. Mort. \$4,900. 6,000

Same property. William J. Fitzpatrick to Charles Bernstein. Mort. \$4,000. 6,000

10th st, s s, 328.4 e 6th av, 16.8x100. Release mort. Asa W. Parker to Emma B. Case. 1,000

10th st, s s, 95.6 w 7th av, runs west 18.6 x south 100 x east 19 x north 20 x west 0.6 x north 80. Johann Kolle to Louis Bonert. Mort. \$4,000. nom

11th st, s w s, 152.6 s e 3d av, 17.6x100. Foreclos. Arthur M. Sanders, referee, to Sarah E. Elkins. Mort. \$2,000. 900

11th st, s w s, 152.6 s e 3d av, 17.6x100. Sarah E. wife of Horatio B. Elkins, to Abraham Peterson and Ellen J. his wife. Mort. \$2,000. 3,100

11th st, s s, 207.6 e 3d av, 18.9x100. 16th st, n e s, 135.6 s e 7th av, 12.4x165.2x8.8x165.4. 15th st, s s, lots 96 and 97, map part of Dimond tract, map missing, 17.2x200 to 16th st, x 12.8x200. Foreclos. Charles B. Farley to Thomas Jensen. 1,500

14th st, west cor 4th av, 54.10x105.1x54.10x107.2. Mary E. Bowne, widow and devisee of William Bowne, to John H. and William R. Doherty. exch.

16th st, n s, 59.9 w 8th av, runs north 154.1 x west 25 x south 130 x west 50 x north 130 x west 150.1 x north 40.10 to 15th st, x west 25 x south 40.3 x south 159.9 to 16th st, x east 250.2. 8th av, s w cor 15th st, runs west 55.2 x south 45.11 x east 56.3 to av, x north 47.3. William V. Studdiford to Nathaniel W. Burtis. Mort. \$10,000. 18,000

17th st, s s, 400 e 10th av, 40x100.2. Margaret Carpenter to Sarah F. Mead. nom

18th st, north cor 9th av, 27.8x80.6. Ellen wife of and Michael Kirwan to Thomas S. O'Reilly. 4,500

18th st, n s, 200 e 10th av, 100x100.2. Thomas S. O'Reilly to John D. Murphy. 1,500

18th st, n s, 200 e 10th av, 100x100.2. John D. Murphy to Emelie wife of Jacob H. Dressner. 1/2 part. 1,000

20th st, s s, 200 e 5th av, 25x100. Lewis E. Riggs to Henry J. Price and Anne his wife. Mort. \$675. 2,750

23d st, s s, 250 e 4th av, 25x100. Alphonso E. Bacon to Frederick Luhrs. 875

41st st, s w s, 125 s e 1st av, 25x100.2. Laura wife of John I. Nelson to Annie T. wife of Patrick Hanrahan. All liens. gift

49th st, s s, 200 e 3d av, 20x100.2. Release mort. Edward T. Hunt, exr. and trustee Thomas Hunt, dec'd, to Henry Kettlehodt. 287

49th st, s s, 200 e 3d av, 20x100.2. Henry Kettlehodt to Richard T. Hosking. 650

52d st, s w s, 220 n w 5th av, 20x100.2. Thomas H. McGrath and ano., exrs. M. McGrath, to Stephen D. Cross and Annie his wife. 375

53d st, n s, 100 w 3d av, 120x100.2. Lefferts L. Bergen and Catharine M. Wyckoff to Levi V. Martin. nom

55th st, s w s, 459 n w 3d av, 24.6x100.2. Oline A. M. wife of and Lars Larson to Adah M. wife of Edward P. Morse. Mort. \$1,000. 3,000

57th st, s s, 140 e 13th av, 20x50.3x—x44.6x100.2, Bath Junction. James V. S. Woolley to Edmund R. Morgan. 250

Atlantic av, s s, 25.4 w Railroad av, 25x92.1x25x96.5. Charles H. Russell, recvr., to Walter C. Clements. 265

Atlantic av, n s, 47 e Ralph av, 14.4x80, h & l. Mary Slater to Ida H. Burrows. 2,200

Baltic av, s s, 75 w Van Siclen av, 25x100. Foreclos. Adolph Kiendl to Annie Paul. 1,458

Bay av, s s, 75 w Schenck av, 25x100. John Brown to Mary I. wife of William C. Anderson. 350

Bay av, s w cor Snediker av, 100x200. Release mort. Abraham Vanderveer to Herbert C. Smith. 1,200

Buffalo av, w s, 77.9 n St. Marks av, 25x70. Peter F. Bosch to John D. Eggers. 450

Butler av, e s, 200 s Baltic av, 25x100, h & l. John J. Dill to George Walther and Anna M. his wife. Mort. \$500. 1,500

Bushwick av, n cor Ralph st, 50x84.7. Mary Lawrence to Jacob Murr. 4,000

De Kalb av, n s, 42.6 w Throop av, 10.9x100. Gustav J. Volckening to Melissa D. wife of Jeremiah Palmer. 1/2 part. C. a. G. Sub. to mort., taxes, &c. nom

East New York av, n s, 356.10 e Williams pl, 50x103.6x—x129.4. Lucia W. Williams, Winchester, Conn., to Adolph and Barbara Bookman. 2,200

Poster av, s s, indeft., New Utrecht, 10x135, being the east part of Florence st. Duane S. Everson, New York, to Peter H. Walsh. Q. C. nom

Flushing av, s s, 19 w Carlton av, 20x83.9x20.5x79.7. George H. Smith, Great Neck, L. I., to William J. Sayres. 1,500

Flushing av, s s, 50 e Steuben st, runs south 102.9 x east 50.1 x north 25 x east 50.1 x north 83.6 to av, x west 100. Edwin R. Sheridan et al., exrs. Bernard Sheridan, to Henry Westerberg. Release tax sales, &c. 20

Flushing av, s s, 150 e Steuben st, 25x85.1x25x83.6. Same to Samuel Parnson. Release tax sales, &c. nom

Flushing av, s s, 132.10 e Steuben st, 23.10x80.7x22x82. Samuel Parnson to John Crooks. 2,860

Flushing av, s s, 132.10 e Steuben st, 20.4 x abt 83.8x21.1x—, h & l. Samuel Parnson to Nathan Schwetzbau and Jacob Katz. 2,750

Flushing av, s s, 112.5 e Steuben st, 20.5x82x20x81, h & l. Henry Westerberg to Samuel Parnson. Taxes and assessments and sales for same. 1,700

Flushing av, s s, 150 e Steuben st, 25x85.1x25x83.6. Mary A. Peters, widow, to Samuel Parnson. Taxes and assessments and sales for same. B. & S. 1,500

Flushing av, s s, 132.10 e Steuben st, 17.2x83.6x19x82. Henry Westerberg, New York, to Samuel Parnson. Taxes and assessments and sales for same. 1,700

Flushing av, s s, 100 e Steuben st, 12.5x81x11x80.7. Henry Westerberg, New York, to Samuel Parnson. Taxes and assessments and sales for same. 1,700

Flushing av, s s, 25 e Sandford st, 25x100. Michael Cassidy to Bella Cassidy. gift  
 Flushing av, n s, 150 w Humboldt st, runs west 25 x north 100 x west 11.11 x north 41.7 x east 33.2 x south 136. Magdalena wife of and Jacob Schneider to Arp D. Wellbrock. 2,175  
 Flushing av, n s, 275 e Bushwick av, 25x121.8 x 25x123.7. Rebecca wife of and Joseph Harway to August and Pauline Bischoff. 3,000  
 Grand av, n w cor Park av, runs north 146.9 x west — x south 25 x east — x south 102.9 x east 104.1. Edwin R. and Theodore W. Sheridan to Alexis I. Du Pont. 10,000  
 Grand av, w s, 171.5 n Park av, 25x23x25x23.6. Edwin R. Sheridan to Alexis I. Du Pont. B. & S. 25  
 Grand av, w s, 221.5 n Park av, 25x19x25x 22.9. }  
 Grand av, w s, 146.5 n Park av, 25x25.6x25 x25. }  
 Edwin R. Sheridan et al., exrs. Bernard Sheridan, to Alexis I. Du Pont. 450  
 Graham av, e s, 25 n Cook st, 25x100. John Grill to Nicolaus Muller. Mort. \$5,600. 10,500  
 Graham av, s e cor Jackson st, 18.9x75. Joseph Meyer to John Joergel. 2,800  
 Grand av, w s, 180.11 s Flushing av, 25x24.3x 25.1x26.4. Fanning J. Baldwin to Edwin Beers. 550  
 Greene av, s s, 380 w Tompkins av, 20x100, h & l. Richard C. Addy to P. Frederick Lohbart. Mort. \$7,000. 14,000  
 Greene av, n s, 350 e Bedford av, 20x100, h & l. Andrew Miller to Phebe A. Chandler. 11,000  
 Howard av, w s, 85.1 n St. Marks av. 64.3x 101.9. Patrick Fanning to Walter E. and Henry Parfitt. Mort. \$200. 1,000  
 Lexington av, n e cor Jefferson st, 308x187.6x 300x250 to Fort Hamilton. Charles F. Hunter and ano., exrs. and trustees Andrew Bleakley, to Louis Beer. New York. 1883. 67  
 Lexington av, n s, 150 e Nostrand av, 100x100. William J. Norbridge to Hector Toulmin. 6,000  
 Liberty av, n w cor Fountain av, 100x100. Sarah J. wife of Elijah W. Sanford, to Sarah wife of Andrew H. Greer. 1/2 part. 500  
 Marcy av, w s, 75 s De Kalb av, 25x100, frame dwel'g. Eli W. Perry to James Martin. Mort. \$1,500. 4,150  
 Marcy av, s e cor Monroe st, 20x100. Charles D. Pope to John F. Vrooman. B. & S. nom  
 Same property. John F. Vrooman to Minnie Pope. B. & S. nom  
 Nostrand av, e s, 20 s Lafayette av, 20x100. Mary M., Martha P., Thomas P. and Theodore D. Hurlbut, Brooklyn, and Elisha D. and Mary P. Hurlbut, Riverside, Conn., to Maria E. wife of John Kohlmann. 2,500  
 Ocean av, s w s, 216 n w Gravesend to Flatlands road, 100x100, Flatlands. Jeannette Lalumia, widow, to Benjamin G. Hitchings. 25  
 Park av, s s, 150 w Tompkins av, 10x100. Margaret Carpenter to Sarah F. Mead. nom  
 Park av, s s, 150 w Tompkins av, runs west 10 x south 100 to centre block, x west 20 x southeast — x north 150.9. Elizabeth B. Mead to George W. Mead. Q. C. nom  
 Same property and 17th st, s s, 400 e 10th av, 40x100.2. Sheriff's deed on execution. Charles B. Farley to Margaret Carpenter. 2,000  
 Park av, n s, 100 e Ryerson st, runs east 76.9 x north — x west 80.6 x south 175 x east — x south 102.9. Release of covenant. Bryan H. Smith and ano., exrs. Cyrus P. Smith, to Alexis I. Du Pont. nom  
 Park av, n s, 49.4 w Clinton av, 61.9x82.8x60.4x 94.10. Josephine Dezendorf to Robert H. Furman. C. a. G. 500  
 Rockaway av, n e s, 50 n w lane running n e from Rockaway av, runs northwest 75 x northeast 125 x southeast 115 to lane, x southwest 25 x northwest 50 x southwest 100, Flatlands. Hermann-Lohmann to Jacob Trochelmann. 550  
 Ridgewood av, s s, 50 e Seigel av, 50x100. Mary Ann Hamilton to Francis Guinan and Grace his wife. 500  
 Same property. John F. Hughes to Mary Ann Hamilton. Release mort. nom  
 Ralph av, e s, 20 s Butler st, 20x100. Catharine wife of Richard A. Bolton to Margareth Amter. 175  
 Reid av, s w cor Jefferson av, 71.10x100. Peter Nehrbass to Jacob Nehrbass. 6,000  
 Saratoga av, n e cor Pacific st, 50x100. Mary K. wife of Charles F. Brooks to Adolph Sussman. 700  
 Stone av, n w cor Pacific st, runs north 52.7 x southwest — to Pacific st, x east 41.10. The American National Bank, New York city, to Clara E. Cobb. 250  
 Sumner av, w s, 18 s Willoughby av, 16.6x80. B. & S. Hermann Kunemund to Augusta wife of Ernest Kunemund. nom  
 Sumner av, w s, 73.4 n Pulaski st, 17.9x82, h & l. John C. Cook to Anna R. Cook. Mort. \$4,000. nom  
 Sumner av, w s, 18 s Willoughby av, 16.6x80, h & l. Warren B. Sammis to Hermann Kunemund. 3,500  
 Snedeker av, w s, 175 s Bay av, 25x100. Herbert C. Smith to Emilie E. Wozniak. 300  
 Snedeker av, w s, 150 s Bay av, 25x100. Same to Mary A. Stettner. 300  
 Tompkins av, w s, 20 s Putnam av, 20x95. David C. Reid to Adreatta Goodwin. Mort. \$3,500. 7,500  
 Throop av, s e cor Vernon av, 40x85. Louis Madn to George Salomon. Mort. \$5,500. 6,600  
 Throop av, e s, 47 s Hopkins st, 22x100. Jacob Blum to John Rothenhausen. Q. C. nom  
 Same property. John Rothenhausen to Julia Blum. Q. C. Mort. \$1,600. nom  
 Van Siclen av, e s, 175 s Liberty av, 25x100,

James McGuigan to Elizabeth B. Robinson. 3,600  
 Vernon av, n s, 200 e Prospect st, 200x400 to Butler st, Flatbush. Foreclos. John A. Lott, Jr., to Mary Ann Neefus. 6,000  
 Waverly av, w s, 364.10 s Park av, 20x90, h & l. Thomas and Sarah J. McCloskey to Sarah McCloskey. Q. C. nom  
 Wythe av, w cor Wilson st, 20x75, h & l. Ernest Burck, Jr., to John Solon. B. & S. nom  
 Same property. John Soion to Catharine wife of Ernest Burck, Jr. B. & S. nom  
 Williams av, w s, 125 s Bay av, 50x100. Herbert C. Smith to Daniel J. McLoughlin. 600  
 Willoughby av, n e cor Spencer st. 100x100. Thomas D. Hudson to Ethan A. Doty, Edward McFarlan and James Scrimgeour. 9,000  
 3d av, north cor 11th st, 28x80, h & l. Wilhelmine wife of William A. Juch to Catharine Zimmermann. All liens. val consid  
 4th av, n e cor Degraw st, 98.9x156.8. Release from covenant. James D. Lynch to George R. Brown, owner, and George H. Roberts, mortgagee. nom  
 4th av, w s, 40 s 53d st, 20x90. John H. Schroeder to Martha M. Allen. Mort. \$600. 800  
 5th av, n s, 50.2 w 66th st, 50x100, New Utrecht. Michael O'Connell to William J. Carroll. 600  
 5th av, s w cor Degraw st, 33x110.2x39.7x110. James D. Lynch, New York, to Charles Hart. 5,500  
 6th av, w s, 33.10 s President st, 16.8x85. Release mort. William Post, committee of John Rogers, to John Assip and Daniel Buckley. 833  
 6th av, w s, 33.10 s President st, 16.8x85. John Assip and Daniel Buckley to Patrick G. Hughes. Mort. \$5,000. nom  
 9th av, e s, 30 s 18th st, 20x85, h & l. }  
 9th av, e s, 30 s 18th st, 20x85, h & l. }  
 18th st, s s, 85 e 9th av, 40x100. hs & ls. }  
 John H. and William R. Doherty to Mary E. Bowne. Morts. \$14,000. exch  
 About 1-6 of an acre of land on east side of Henry st, Coney Island. Henry Van Siclen to Floyd S. Sanford. 900  
 Centre line of block bet Park av and Floyd st, 150 w Tompkins av, runs south 51.9 x northwest — x north — to centre line of block x east 30. Margaret Carpenter to Philip Corell. 550  
 Same property. George W. and Elizabeth B. Mead to same. Q. C. nom  
 Interior lot, on centre line bet Diamond and Jewell sts at point 300 s Nassau av and 100 e of Diamond st, runs east 86.4 x south 25.8 x west 84 x north 25. }  
 Jewell st, e s, 320 s Norman av, 50 x east to land of Kingsland, x north — x west —. Sarah E. Dougherty, widow, to George W. Palmer. 1,000  
 Same property. Release mort. Same to same. nom  
 Interior lot on centre line between 10th st and 11th st, at point 174.6 n w of 7th av, runs southwest 40 x northwest 33.4 x northeast 40 x southeast 33.4. Thomas Corrigan to Louisa Hoagland. 200  
 Lots 4 and 5 map of partition in matter of Wm. Marshall agt Catharine B. Forbes et al. George H. Grannis to George W. Palmer. 700  
 Lots 66 to 69 map of Parsonage Reformed Dutch Church, New Utrecht. Release mort. John L. Nostrand, exr. T. Nostrand, to William W. Cropsey.  
 Same property. J. L. Nostrand and ano., exrs. J. E. Lott, to same. nom  
 Lots 858, 859, 860, 861, 866, 867, 868, 869 and 870 block 26 map of C. I. Lott property, East New York. Stephen S. Mundell to George W. Palmer. Sub. dower right C. J. Mundell. 75  
 New York, Bay Ridge & Jamaica R. R., n s, at s e cor of R. F. Clayton's lands, New Utrecht, 358.10x300.4 x 105.6 x 135.3 x 165 x —. Duane S. Everson, New York, to Peter H. Walsh. C. a. G. val consid  
 Part of Brooklyn and Jamaica plank road, begins at centre said road at point 150 w Ralph av, runs west 25 s south 33x25x33. City of Brooklyn to Elizabeth Baumgartner. Q. C. nom  
 Part of section 21 map United Freeman's Land Assoc., Flatbush. The Rector, Church Wardens and Vestrymen St. Johns Church, Greenfield, to Jane wife of James McCaughan. 500  
 Plot 17 705-1,000 acres 26th Ward, formerly town of New Lots, on n s Blake av, adj land of Joseph Hegeman. Gitty Ann Hegeman and Joseph her husband to George E. McKenna. 21,246  
 All that portion of premises conveyed to Duane S. Everson by Thomas M. Riley, Sheriff, as lies south of the N. Y., Bay Ridge & Jam. R. R., New Utrecht. Duane S. Everson, New York, to Albert F. Johnson. C. a. G. 9,000  
 All grantor's share in estate of John H. Prentice, dec'd. N. Sartella Prentice to William S. P. Prentice, in trust. nom

**WESTCHESTER COUNTY, N. Y.**  
 AUGUST 5 TO 11—INCLUSIVE.

**EASTCHESTER.**  
 Jaeger, Jacob, to Wm. H. Bard, lot No. 420 on map of West Mt. Vernon, on Harlem Railroad, 30x125. \$200  
 Same to same, lot No. 245 on e s Greenwich st, West Mt. Vernon, 100x100. 400  
 Geschmidt, Mary and Albert F., to Wm. E. Vermilyea, lots Nos. 876 and 877 on w s 5th av, 100x100. 1,100  
 Bard, Wm. H., to Wm. J. Fee, lot No. 348 on n w s Greenwich st, 80x125. 600  
 Lantz, Jesse, to Anna Kleninger, lot No. 51 on

s e s Greenwich st, West Mt. Vernon, 25x 100. 400  
 Brown, George H., to Mary E. Harper, lot No. 171 on w s 8th av, Central Mr. Vernon, 55x 100. 3,500  
 Dreyer, Catharine, to Geo. Ehrber, lots Nos. 1, 4, 5, 6 and 7 on e s White Plains road, Central Mt. Vernon. 1,800  
 Yost, Frederick, to Geo. C. Appell, lot No. 269 on n w s Railroad av, West Mt. Vernon, 100x 100. 1,600  
 Findlay, Andrew, to Silas D. Gifford, lots Nos. 142 and 143 on s s road leading from White Plains to Tuckahoe, at intersection with w s Washington pl, 50x100. 300

**MAMARONECK.**

Sands, Annie, to Chas. F. Ammann, lot on n w cor Rockland av and Post road. 1,000  
 Moore, Samuel P., to Mary Veldon, lot No. 29 on e s Mamaroneck av, 50 ft. front. 500  
**NEW ROCHELLE.**  
 Lorenzen, Frederick, to Jas. A. Grenzebach and ano., lots Nos. 13, 44 and 15 on w s River st, at junction with Spring st, 100x130. 600  
 Gaisberg, Frederick, to Gustav Held, 1/2 int. in lot at w cor Clinton lane and land of Walter W. Sherman, 3 1/2 acres. 1,750  
 Ronalds, Adele A., to Alex B. Hudson, n s turnpike road, adj grantee, abt 3 acres. 2,454

**PELHAM.**

Offinger, Martin, to Clara A. O'Maley, lot No. 100 on e s 3d av, also lot No. 101 on e s, 2d av, also lot No. 102 on w s 2d av, at Pelhamville, each 100x100. 1  
 Carl, David, to Henry Piepgras, lot on s s Pilot av, 319.85-100 e Main st, also lot on n s Pilot av. 313 e Main st, on City Island. 20,000  
 Same to same, lot at n e cor Pilot av, adj Sound, 2 35-100 acres, also tract under water adj same, 797-1,000 acre. 20,000

**WESTCHESTER.**

Diller, Wm. E., to Margaret Crawford, lot No. 123 on e s 3d av, Olinville, 100x100. 300  
 Crawford, Margaret, to Elizabeth Diller, lot No. 123 on e s 3d av, Olinville, 100x100. 1,600  
 Purser, George H., to Georgia Di Lorenzo, lot No. 13 on w s 1st av, at Olinville, 19 city lots. 1,300

**WHITE PLAINS.**

Schenck, Henry J., trustee of Virginia W. Blanchard, to Westchester County Water Works, road leading to the hills, adj Andrew Kennedy, 33 acres. 2,500  
 Purdy, Livingston R., to Helen M. Genung, lot on s s Post road, 60 from e s Davis av. 550

**YONKERS.**

Archer, Henry B., exr. of Charles Archer, to Ellen V. Sawyer, lot No. 3 North Broadway, on w s Broadway, adj J. A. Waring. 16,000  
 Havenseyer, John C., to Eliza Ash, lot No. 46 on e s Warburton av, 100 s Wells av. 9,500

**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.**

**AUGUST 6, 7, 9, 10, 11, 12.**  
 Alton, Edward B., to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. Sullivan st, No. 23. Lease. Aug 5, demand. \$900  
 Alexander, Bettie M., wife of and Edward P., Georgetown, S. C., to William J. Gessner. 86th st, P. M. Aug. 9, due Aug. 17, 1887. 15,000  
 Acker, Henry C., to William Gillilan. 84th st, n s, 100.6 e 11th (West End) av. P. M. Aug. 12, 3 years, 5%. 11,500  
 Same to same, as exr. Edward H. Gillilan, dec'd. 84th st, n s, 149 e 11th (West End) av. P. M. Aug. 12, 3 years, 5%. 11,000  
 August, Henrietta, wife of and Simon, to UNION TRUST CO., New York, trustee William Wilkeson, dec'd. 60th st, No. 47, n s, 340.1 e Madison av, 20x100.5. Aug. 6, 5 years, 4%. 10,000  
 Bauer, Eva, to Daniel Cassley. 3d av, e s, 82.2 s 83d st, 20x80. Aug. 12, 4 years, 4 1/2 %. 4,000  
 Bauer, Henrietta, wife of and Jacob, to Samson Wallach. 84th st. P. M. Aug. 12, 2 years, 5%. 5,000  
 Bohde, Frederic, to KNICKERBOCKER TRUST CO., exr. Emilio Albnola. 43th st. P. M. Aug. 12, 3 years, 4%. 10,000  
 Ball, Thomas W., to Julia A. Barker. 10th av, w s, 50.5 s 64th st, 25x100. See Conveys. Aug. 7, demand. 3,160  
 Same to George C. T. Seaman and James H. Work, exrs. and trustees Thomas A. Cummins. Same property. Aug. 7, 3 years, 5%. gold, 19,000  
 Bell, Enoch C., to Alexander M. Ross. 129th st, s s, 325 e 7th av. P. M. Aug. 2, due Aug. 10, 1887, or sooner. 4,500  
 Same to same. 129th st, s s, 300 e 7th av. P. M. Aug. 2, due Aug. 10, 1887, or sooner. 4,500  
 Betz, Joseph, and Frances his wife, to John H. Burt. 5th st, P. M. Aug. 10, 3 years, 5%. 6,000



cor 56th st, 100.5x100. Aug. 12, due July 13, 1887. 10,000  
 Schoenberger Rosalee, widow, individ. and as trustee Joseph Rosenfield, dec'd. 9th st, s s, 430.9 w 5th av, 25.4x98.11; 34th st, s s, 125 e 8th av, 19.6x98.9. Aug. 9, due Aug. 10, 1887. 26,000  
 Smith, Sophia, widow, to Eliphalet Stratton, Brooklyn. 104th st, Nos. 180 and 182. s s, 116.8 w 3d av, 33.4x100.11. Feb. 24, demand. 1,500  
 Stewart, Helen Le Roy, to Thomas I. Byrne. Washington st, Nos. 43 and 45, e s, 25 n Morris st, 50x80. July 1, 2 years or installs. 4,000  
 Schmid, Francis J., to Louis F. W. Seifert. 3d av, n w cor 40th st, 24.8x100. July 31, 5 years, 4%. 20,000  
 Seuft, Christian, to Charles L. Weeks and Benjamin Parr, of Weeks & Parr. 2d av, w s, 60.10 n 116th st, 20x70; 2d av, w s, 62.2 n 81st st, 20x80. Aug. 5, secures credits also of 2,309  
 Sieke, Anna, to Clara Brauer, extrx. Jacob Brauer. Pitt st. P. M. Aug. 5, 5 years or sooner, 5%. 9,000  
 Stein, Charles A., to Meyer L. Sire. 74th st. P. M. July 7, 1 year, installs. 1,200  
 Thornton, John P., to Jacob Bookman, Samuel M. and Bernard Cohen. 4th av, w s, extends from 88th to 89th st, 201.5x82.2. Aug. 7, due April 26, 1887, or sooner. 60,000  
 Taylor, John T., to Henry V. Bush, Brooklyn. 137th st, n s, 520 e Willis av, 17.6x100. Aug. 9, 1 year. 1,500  
 Thayer, Stephen H., to Chauncey E. Low. 61st st, n s, 125 e 11th av, 25x100.5. Aug. 2, 3 years, 5%. 15,000  
 Thompson, Rosanna, widow, Marcella Pierce and James H. Thompson and Adeline his wife and Anna J. Pierce, heirs Richard Thompson, to Henry E. Klugh. Fairmount av, e cor Grovet, lot 36 map Fairmount, 75x100. Aug. 7, 3 years. 1,000  
 Van Reed, Hannah M., wife of Jacob H., to BROADWAY SAVINGS INST. 31st st, No. 223, n s, 333.6 w 2d av, 16.6x98.9. Aug. 3, 1 year, 5%. 7,500  
 Vorndran, Christian, and Catharine his wife, to August Freutel. 147th st, s s, 175 e Willis av, runs east 146.6 to former centre Old Mill Brook, x south 100 x west 198 x north 100 to beginning. Aug. 7, 3 years. 2,200  
 Vorndran, Christian, and Catharine his wife, to same. 147th st, s s, 175 e Willis av, 125x100. Collateral to another mortgage assigned by mortgagors to mortgagee. Aug. 7. 2,200  
 Vossler, Matthias and Maria his wife, to THE EMIGRANT INDUST. SAVINGS BANK. Av A, e s, 23 s 18th st, 23x75. Aug. 12, 1 year. 7,000  
 Weiher, Lorenz, to Edward and Henry Hirsh. 9th av, w s, extends from 105th to 106th st, 201.10x125. Building loan. Aug. 11, due March 1, 1887. 65,000  
 Wilson, Mary E., wife of John M., to Amanda Bussing. Bathgate av, e s, 80 n 172d st, 25x 120. Aug. 4, 6 years, installs. 3,000  
 Weissman, Sarah, wife of Leopold, to THE MUTUAL RESERVE FUND LIFE ASSOC. 80th st, s s, 100 e 5th av, 25x102.2. Aug. 2, 3 years, gold, 25,000  
 Wesel, Ferdinand, to Henry Bischoff, Jr. 81st st. P. M. Aug. 6, due Oct. 1, 1886, 4 1/2%. 10,000  
 Wilson, Bernard, to Robert W. Tailer. 9th av, s w cor 58th st, 100.5x100. Aug. 6, due Dec. 5, 1886. 10,000  
 Same to same. 1st av, n w cor 56th st, 114.8x 100. Aug. 6, due Dec. 9, 1886. 10,000  
 Yunkes, Peter, to Annie R. Bauerdorf. Manhattan st, s s, 64 w 127th st, runs w 80.1 to Old Bloomingdale road, x south 66.2 x east 21.11 to 127th st, x east 71.6 x north 33 to beginning. July 29, due July 1, 1889, 5%. 4,200

KINGS COUNTY.

AUGUST 6, 7, 9, 10, 11, 12.

Amter, Margarette, wife of William, to Ernest A. Wohlkener. Ralph av, e s, 40 s Butler st, 20x100. Aug. 7, 1 year. \$100  
 Abraham, Rosa, and Abraham her husband, to The Emigrant Indust. Savings Bank. Lawrence st, w s, 93.2 n Fulton st, 63.1x100. Aug. 9, 1 year. 13,000  
 Allen, Martha M., to John H. Schroeder. 4th av, w s, 40 s 53d st, 20x90. July 22, due Oct. 28, 1888. 600  
 Amend, Katharine, wife of and John, to Jacob Pirrung. Atlantic av, s s, 75 e New Jersey av, 20x77.6x20x—. July 1, 1 year, 5%. 500  
 Andrews, William, to John Y. McKane. Plot at Sheepshead Bay. Aug. 10, 1 year. 100  
 Bischoff, August, to Rebecca Harway. Flushing av. P. M. Aug. 12, 3 years, 5%. 1,500  
 Boettcher, Herman E., to Max Miller. Prince st, e s, 150 n Willoughby st, 25x85. July 1, 2 years, 5%. 1,500  
 Brandt, George W., to Edward M. Freeman and Deborah B. Dilleber. 66th st, e cor 3d av, 285x70x285x70; 66th st, n w cor 4th av, 265x64.2x262x33.8. July 28, 3 years. 5,400  
 Brown, Melvin, to Isaac P. Smith. Atlantic av, s s, 150 w Stone av, 75x100. July 22, 5 years. 2,000  
 Bushfield, John C., to Adelia A. Carpenter. Decatur st, s s, 375 w Reid av, 16.8x100. Aug. 9, due Oct. 9, 1886. 4,000  
 Bloch, Joseph, to Mina Adler. Haverstraw, N. Y. Hoyt st, s e s, 87 n e Wyckoff st, runs northeast 13.4 x southeast 37.6 x southwest 2.6 x southeast 37.6 x southwest 10.10 x northwest 75. Aug. 5, due May 1, 1892. 650  
 Bossert, Jacob, to The German Savings Bank, Brooklyn. Lee av, n e cor Middleton st, 100x

295; also machinery. July 5, due Dec. 1, 1887, 5%. 16,000  
 Bock, William, to George Renner. Baltic av, s s, 75 e Van Siclen av, 25x100. Aug. 2, 3 years. 600  
 Brady, Thomas, to Henry Kettelbodt. 38th st, n s, 175 e 3d av, 37.6x100.2. Aug. 7, due Nov. 7, 1886. 500  
 Church, William F., to George G. Reynolds. Degraw st, n s, 100 w New York av, 120x127.9. July 23, 1 year. 1,000  
 Collins, Ellen T., wife of and John, to Edward Lavin. Rapelyea st, s s, 100 w Hicks st, 25x 100. Aug. 5, 3 years. 2,500  
 Conway, William J., to Agnes H. Davies. Union st. P. M. Aug. 2, 5 years, 5%. 2,500  
 Cox, Mary E., wife of and Irvine, to George A. Hughes. North 2d st, s s, 100 w Ewen st, 25x 100. Aug. 6, 5 years. 2,000  
 Crooks, John, to Oliver Davison, East Rockaway, L. I. Flushing av. P. M. Aug. 2, due May 1, 1889. 1,400  
 Cross, Stephen D., to Thomas McGrath and ano., extrs. Michael McGrath. 52d st. P. M. Aug. 6, 3 years. 275  
 Curry, William, to Mary J. Copland, guard. Marion F. Copland. 5th av, w s, 100 n Pacific st, runs northeast 30 x northwest 32.7 x southwest 14.2 x south 28.11 x northeast 1 x southeast 14.1; Grove av, s cor Lafayette av, 292x310x175x246. Aug. 5, 1 year. 3,500  
 Cameron, John C., to Andrew Luke. Macon st. P. M. Aug. 1, installs. 1,800  
 Carpenter, Robert L., to George A. Scudder et al., extrs. Zophar B. Oakley. Hull st. P. M. Aug. 10, 3 years. 4,000  
 Same to Stephen C. Sammis. Hull st. P. M. Aug. 10, 3 years. 4,000  
 Same to Sarah A. Roe. Hull st. P. M. Aug. 10, 3 years. 4,000  
 Clark, Catharine F., and Thomas J. her husband, to Agnes Waters. South Elliott pl, e s, 242.10 s De Kalb av, 20x100. Aug. 11, 1 year, 5%. 2,000  
 Cooper, John, to J. Trumbull Backus. Oakland st. P. M. June 4, 5 years. 2,800  
 Donnelly, Patrick, to John A. Latimer and ano., extrs. and trustees Hosea Webster. High st, n s, 132 e Bridge st, 20x100. Aug. 3, 1 year, 5%. 2,500  
 Doyle, Theresa, to Ann Maria M. Rapelye, Staatsberg, N. Y. Butler st, s e cor Bond st, 50x100. Aug. 7, due May 1, 1889. 400  
 Doppler, Louis, to The East New York Co-operative Building Assoc. Park av, s s, 205 e Tompkins av, 20x100. Aug. 4, installs. 2,750  
 Doty, Ethan A., Edward McFarlan and James Scrimgeour to Sarah A. wife of Edward McFarlan. Willoughby av, Spencer st. P. M. Aug. 3, 1 year, 5%. 5,000  
 Dudley, Charles H., to The Williamsburgh Savings Bank. Ralph st, s e s, 125 s w Central av, 3 lots, each 16.8x100. 3 mortg., each \$1,000. Aug. 4, 1 year, 5%. 3,000  
 Dinsmore, James, and Murdock McPherson to John C. Smith and ano. Madison st, w s, 360 s Union av, 73.6x85. Aug. 12, 1 month. 450  
 Du Pont, Alexis I., to Edwin R. Sheridan and ano. Park av, n s, 100 e Ryerson st, 104x102.9. Aug. 7, 2 years, 5%. 9,000  
 Erk, Maria, to John Rueger. Seigel st. P. M. Aug. 1, 5 years, 5%. 2,300  
 Fox, Edward J., to The South Brooklyn Savings Inst. Court st, e s, 20 s Atlantic av, 20x 60. Aug. 10 1 year, 5%. 5,000  
 Fisher, George H., to Annie Chichester. Adelphi st, w s, 201 s Lafayette av, 21.8x100. July 20, 3 years, 5%. 1,700  
 Fler, George and Henry, to Joseph Irwin, extr. John Clark. Tompkins av. P. M. Aug. 4, 2 years, 5%. 8,000  
 Garvey, Ann S. wife of Morris, to Wilhelmina Connor. High st, n s, 175.1 e Bridge st, 37.5x 100x36.8x100. Aug. 4, 3 years. 3,500  
 Same to William B. Smith. Same property. Aug. 4, 1 year. 400  
 Gibbs, John E., to Edwin Gates. Rush st, n w s, 90 s w Wythe av, 30x125. Aug. 6, 1 year, 2,500  
 Grenelle, Julia H., and William H. her husband, to Reuben Maplesden. Herkimer st, n s, 310 w Nostrand av, 20x100. Aug. 5, due Aug. 6, 1887. 6,000  
 Gannon, Patrick, to Anne Doherty. St. Marks av, n s, 125 w Troy av, 25x127.9. Aug. 11, 5 years. 1,000  
 Gianini, Giosue, to Agnes H. Davies. Fulton st, n s, 20 w Verona pl, 20x80. Aug. 12, 5 years. 4,000  
 Hutchinson, Eliza G., to the Broadway Savings Institution. Clinton av, w s, 256.7 n Lafayette av, 37.5x200. Aug. 11, 1 year, 5%. 35,000  
 Heun, Elizabeth, to Martin G. Johnson. Wyck-off av, e s, 75 n Liberty av, 27x100. April 1, 1 year. 300  
 Hart, Charles, to James D. Lynch. 5th av, Degraw st. P. M. July 26, 1 year, 5%. 5,000  
 Hopkins, Maria, and Joseph her husband, to Louis D. Giroux. Schaeffer st, n s, 100 e Bushwick av, 25x100; Schaeffer st, n s, 150 e Bushwick av, 25x100. Aug. 6, due Sept. 1, '86. 500  
 Hesz, Elizabeth, formerly Schneckenburg, to Bernhard Faber. Ellery st, n s, 231.6 e Broadway, 25x100. Aug. 7, 5 years, without interest. 1,500  
 Johnston, William, to Walter M. Aikman and ano., extrs. Hugh Aikman. Madison st, n s, 270 e Sumner av, 20x100. Aug. 9, 3 years, 5%. 5,000  
 Same to same. Madison st, n s, 290 e Sumner av, 3 lots, each 20x100. 3 mortg., each \$4,200. Aug. 9, 3 years, 5%. 12,600  
 Kaewer, Louis, to John N. Eitel. Lincoln pl. P. M. Aug. 5, 5 years, 5%. 2,750  
 Knight, Joseph, to Henrietta wife of John H.

Inbusch, Milwaukee, Wis. Boerum pl. P. M. July 21, due June 1, 1891. 3,600  
 Kempf, Julianna, to George W. Lomz. Cooper pl, w s, 121 s Herkimer st, 69x97. Aug. 3, demand. 1,500  
 Korner, John H., to Abram Cooke. Broadway, north cor Woodbine st, 20x100. Aug. 5, 5 years, 5%. 6,000  
 Same to Charles H. Cooke. Broadway, n e s, 25 n w Woodbine st, 20x100. Aug. 5, 5 years, 5%. 5,000  
 Kramm, Anna M., and Ephriam her husband, to The Williamsburgh Savings Bank. Broadway, n e s, 40 n w Woodbine st, 40x100. Aug. 5, 1 year, 5%. 13,000  
 Kirwan, Ellen, and Michael her husband, to Sarah M. Mygatt and ano., trustees Jacob A. Robertson, dec'd. 18th st, n e s, 140 n w 9th av, 60x100; 18th st, n e s, 77.8 n w 14th av, 22.4 x100. Aug. 11, 5 years, 5%. 6,500  
 Kuntz, Ludwig, to Theodore E. Jackson and ano., trustees Loftus Wood, dec'd. Central av, n e s, 25 n w Harman st, 25x100. Aug. 7, 3 years, 5%. 3,000  
 Loeffler, Adam, to Christian and Augusta Hagerman. Melrose st, s e s, 225 n Evergreen av, 25x100. July 30, 3 years, 5 1/2%. 1,000  
 Lettman, Sophia A., wife of and Henry, to Gretje Behre et al., extrs. August Behre. Meserole av, s w cor Oakland st, 25x75. Aug. 9, 3 years. 2,000  
 McLean, Andrew, to The Brooklyn Daily Eagle. Carlton av, w s, 123 s De Kalb av, runs south 22 x west 100 x north 16.11 x north-east 47.7 x east 52.8. Aug. 6, 1 year, 5%. 6,000  
 McMahon, Francis, to Hannah E. Guild and ano., trustees William H. Guild, dec'd. Degraw st. P. M. Aug. 3, 3 years. 3,500  
 Same to same. Degraw st. P. M. Aug. 3, 3 years. 3,500  
 McNulty, Neil, to Charles H. Reynolds. Harman st, s e s, 350 n e Irving av, 25x92.1x25x 93.4. Aug. 5, 5 years, 5%. 600  
 Modest, Celia, to Caroline L. Everit. Marion st, n s, 120 e Hopkinson av, 10x60. Aug. 3, 2 years. 150  
 Mueller, Nicolaus, to William O. Moore et al., extrs. Abraham Underhill. Graham av. P. M. Aug. 9, 5 years, 5%. 4,500  
 McElvare, James F., to Margaret S. Friedenheim. Rutledge st. P. M. 2d mort. Aug. 7, 2 years, 5%. 2,000  
 McLain, Nellie M., to The Brooklyn Mill and Lumber Co. Halsey st, s s, 395 e Sumner av, 20x100. Aug. 3, due Nov. 1, 1886. 1,850  
 Same to same. Halsey st, s s, 375 e Sumner av, 20x100. Aug. 3, due Nov. 1, 1886. 1,850  
 McMahon, Francis, to Whitehead H. Hewlett, Merrick, L. I. Degraw st. P. M. Aug. 3, due Aug. 1, 1889, 5%. 3,000  
 Same to George H. Roberts. Degraw st. P. M. Aug. 3, due Aug. 1, 1889, 5%. 3,000  
 Martin, William B. and Patrick J. Lee, to Edwin Packard, committee of Henry U. Perry. Garfield pl, s w s, 38.4 e 7th av, 18.4x100. Aug. 6, 3 years, 5%. 6,500  
 Same to Edwin Packard. Garfield pl, s w s, 20 e 7th av, 18.4x100. Aug. 6, 3 years, 5%. 7,000  
 Same to same. Garfield pl, s cor 7th av, 20x 100. Aug. 6, 3 years, 5%. 8,000  
 McKenna, George E., to Gitty A. Hegeman. Blake av. P. M. Aug. 11, 2 years. 10,600  
 Northridge, Samuel W., to The Williamsburgh Savings Bank. Halsey st, n s, 425 e Lewis av, 6 lots, each 16.8x100. 6 mortg., each \$4,500. Aug. 12, 1 year, 5%. 27,000  
 Newman, Sarah R., wife of and Eben D., to The Williamsburgh Savings Bank. Grand st, n s, 16.7 e Vandervoort av, runs east 76.1 to a certain street recently laid out, x north — to Glendale & Manhattan Beach Railroad Co., x northwest — to Metropolitan av, x west 35 x south 131.6. Aug. 9, 1 year, 5%. 4,000  
 Nolan, Anna, to Gustav Kraetzer. Monroe st. P. M. Aug. 10, 3 years. 900  
 Same to Waldemar Jachmehen. Monroe st. P. M. Aug. 10, installs. 200  
 O'Mara, Honora, to Theodore E. Green, general guard. Clinton Harrold. South 4th st, s s, 69 e Berry st, 25x100. Aug. 4, 2 years. 1,000  
 Oulton, Sampson B., to Asa W. Parker, Hempstead, L. I. 10th st, s s, 179.1 w 5th av, 166.8x100. Aug. 6, demand. 27,600  
 O'Connor, John, to The Greenpoint Savings Bank. Diamond st, w s, 209.10 n Van Cott av, 25x100. Aug. 12, 1 year, 5%. 2,500  
 Peiffer, Ferdinand, to Agnes H. Davies. Brooklyn and Jamaica turnpike, n s, 50 e Barbey st, 50x113. Aug. 12, 5 years. 1,700  
 Parson, Samuel, to Mary Ann Peters. Flushing av. P. M. July 31, due Aug. 4, '87, 1,000  
 Price, Henrich J., to Adeline E. Riggs. 20th st, s s, 200 e 5th av, 25x100. Aug. 1, installs. 675  
 Pearce, William, to William B. Smith. Dean st, s s, 100 w Rockaway av, 75x107.2. Aug. 10, 3 years. 1,200  
 Polley, Minor K., to John F. Polley. Jefferson av, s s, 167.1 e Franklin av, 16.10x100. April 1, 3 years, 5%. 3,000  
 Robinson, Elizabeth B., to James McKegan. Van Siclen av. P. M. Aug. 10, installs. 3,100  
 Reynolds, Charles G., to The General Synod of the Reformed Church in America. Macon st, s s, 60 w Marcy av, 20x80. July 30, 3 years. 6,000  
 Same to same. Macon st, s s, 80 w Marcy av, 20x80. July 30, 3 years. 6,000  
 Robbins, Benjamin T., Northport, L. I., to Elizabeth W. Aldrich. Fulton st, s s, 160 e Howard av, 40x100. July 23, demand. 678  
 Rollins, George W., to Sophie G. Parker, Hempstead, L. I. South Oxford st, e s, 425 n Lafayette av, 25x100. Aug. 4, 1 year. 1,100



Schwetzkbaum, Nathan, and Jacob Katz to Oliver Davison, East Rockaway, L. I. Flushing av. P. M. Aug. 4, due May 1, 1889. 1,500

McCarthy, Thomas, to Joseph B. Reilly, Middlebrook, Frederic J., Brooklyn, to Leopold Gusthal and Edward A. Ridley, trustees for Carrie Ridley. 4,131

Fisemann, M. A. 22 6th av... E. Ochs. Eitel, A. 94 Christopher... H. Elias Brewing Co. (R) 250

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

AUGUST 6 TO 12--INCLUSIVE.

Baker, Frederick, to Joseph F. Ismay. \$1,455
Bernheimer, Bertha, to Regina Bernheimer. 6,000
Brown, James M., et al., exrs. James Brown, to Mary T. Parker. 12,000

KINGS COUNTY.

AUGUST 6 TO 12--INCLUSIVE.

Applegate, John S., admr. John Remsen, to Jane Hubbell. \$300
Bauston, William, to Annie M. Mitchell. 1,000
Carpenter, Adaline D., to Emeline Davidson. 550

CHATTELS.

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

NEW YORK CITY.

AUGUST 6 TO 12--INCLUSIVE.

Altman, H. J. 5 Bowling Green... Brunswick-Balke-Collider Co. \$1,500
Alton, E. B. 23 Sullivan... Bernheimer & Schmid. 900
Blewett, J. J. 119 W. 10th... T. Roche. 575

HOUSEHOLD FURNITURE.

Adams, T. F. 104 E. 90th... Epstein, Kantowitz & Co. 126
Alburquerque, M. 218 6th av... S. Arteaga, Jr. 200
Anderson, A. 41 W. 51st... A. R. Peabody. 130



McDonald, Ann. 1243 Prospect pl... F. Plunkett. Horses. 610
Miller, F. 68 Devoe st... Levy & May. Butcher Shop. 500
Miller, F. 418 Graham av... A. & M. Ibert. Bakery. 450
Palmer, F. B. N w cor Macon st and Sumner av... E. E. Duryea. Drug Store. 500
Parry, Henry, & Son. 96 1st st... Marvin Safe Co. Safe. 700
Reilly, O. 264 Jay st... W. B. Davis. Coach. (R) 200
Rosenthal, J. N. 13 Boerum pl... Esther Pieterkowsky. Barber Shop. 350
Schaffer, J. 220 Grand st... Archer Mfg. Co. Barber Shop. 398
Smith, C. A. 47 South 4th st... Henley & Golden. Presses, &c. 105
Thomas, H. A. 47 East 12th st, New York... B. Meiners. Presses, &c. 2,100
Thomas, H. A. 47 E 12th st, New York City... H. Lindemeyer and B. Meiners. Presses, &c. 9,135
Same same. Same. 8,000
Thomas, H. 7 E. 19th st, New York City... Same. Same. 15,721
Tuohey, P... W. B. Davis. Coach. (R) 330
Same same. Same. (R) 300
Wilbur, J. M. 316 Court st... D. Roy. Horses, Wagons, &c. (R) 200
Winters, J. C. 71 Fulton Market, New York City... E. G. Blackford. Office Furniture. 800
Wallan, J. 180 Johnson av... A. & M. Ibert, Jr. Bakery. 184
Walsh, J. W. 381 Fulton st... Marvin Safe Co. Safe. 120
Zieger, J. T. Cor Union and Columbia sts... Archer, Mfg. Co. Barber Chairs. 58

BILLS OF SALE.

Pope, Charles D. to Minnie Pope. Grocery, cor Marcy av and Monroe st. 1,000
Reif, Bernard, to Morris Plattner. Wines. 1,350
Schreiber, Christian J., to Gus W. Pimet. Grocery, 191 Devoe st. 800
Shaw, Ferdinand, to Charles Holtz. Restaurant, 365 Fulton st. 3,000

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.

August 1
Adler, Samuel } F. M. Bacon..... \$448 68
Adler, Seligman }
9\*Arthur, Frank D.—Jeremiah Fitzpatrick 374 41
10 Aaron, Wolf—C. V. Fornes..... 345 83
\*Arnheim, Charles } Ferdinand 344 18
Arnheim, Frederick } Forsch.
12 Atwood, Daniel T.—Bank of America..... 468 66
12 Atwood, Daniel—Bank of America..... 464 52
12 Anderson, Gabriel—Henry Lissa..... 138 43
6 Berge, Salomon—Otto Meyer..... 2,516 27
7 Brown, William Schuyler—H. C. Yeoman..... 423 00
7 Bond, William—William Ottmann..... 241 42
7 Bloch, Samuel—Mendel Levy..... 259 43
9 Boulter, Arthur—G. S. P. Stillman..... 413 45
9 Bremner, John—J. W. Windecker..... 322 89
10 Bornkamp, Henry—J. H. Bunnell..... 697 00
10 Brown, Benjamin—Sara B. Chase..... 1,152 23
11 Brick, Frank R.—Kelly & Jones Co. 77 86
11 Borden, Harriet A.—A. S. Robbins..... 88 96
11 Bernstein, Nathan—Leopold Simons 131 01
11 Bates, George F.—D. W. Morrill..... 18 69
12 Blank, Joseph—Frank Melville, Jr. 76 36
12 Bertschy, Samuel—Louis Bauer..... 252 79
13 Boyd, George H., as surviving partner of Edward A. Boyd & Sons—John Boyd..... 1,092 89
13 Boyle, Joseph—Michael Byrne..... 205 30
Baxter, Charles } Metropolitan
Baxter, Emma F. } Telephone and Telegraph Co. 70 07
13 Bock, John G.—John Bohnet..... 39 78
9 Coar, John—American Exchange in Europe (Lim)..... 569 98
9 the same—the same..... 266 14
9 Carson, William H.—Simon Rawitser..... 6,533 64
10 Cody, Charles J.—F. B. Thurber..... 123 29
10 Carroll, Michael, Jr.—H. W. Bishop 114 08
10 Carmichael, James R.—A. R. Robertson..... 282 34
10 the same—the same..... 251 84
Cohen, Hannah } Mayor, &c., of
Cohen, Abraham } N. Y. Amend-
admrx. and } ment of judg-
admrx. of } admr. of Pischel
Cohen. } June 4 costs 313 62
11 Codington, Henry A.—W. N. Jennings..... 659 98
11\*Cohen, Isaac } John Frederick..... 49 90
Cohen, Mary }
12\*Cook, Charles W.—C. G. Currier..... 3,028 94
13 Carey, Thomas L.—W. M. Leslie..... 236 70
7 Dublin, Robert—Thomas Sullivan..... 1,201 83
7 Drottel, Jules—Marie Dieterich, as admrx..... 1,248 97
9 Donohoe, Edward—Patrick Donohoe..... 1,392 54
9 the same—Bridget Smedley..... 1,323 54
9 the same—Ann Manion..... 1,322 54
10 Decker, Jacob V. P.—J. C. Hand..... 322 65
10 Davies, Julien T., as recvr. of Grant & Ward—St. Louis & San Francisco Railway Co..... costs 111 96
10 Deutschberger, Frederick—C. A. Du Vivier..... 82 91
10 Duffy, Philip—H. J. Behrens..... 136 68

10 Dickerman, Elford—Barstow Stove Co..... 681 26
13 Doscher, Henry—Charles Hoppe..... 119 92
9 Ellis, William H.—R. E. Beers, as assignee..... 5,099 45
10 Ebling, Philip—Health Dep't, City New York..... 59 50
10 Elmore, Joel H.—Ludwig Lehmaier 565 10
10 the same—the same..... 383 98
7 Finley, Benjamin F.—L. H. Stanton 478 69
7 Freudenthal, Louis—Evelina Brokhahne..... 245 00
7 Franklin, Edward M.—Mary T. Franklin..... 9,678 13
9 Fishler, Frank—B. H. Warder..... 208 53
9 the same—the same..... 293 31
9 Finnen, Ernest—T. S. Buchanan..... 95 70
10 Franklin, Edward M.—Osborne & Cheesman Co..... 1,097 64
13\*Friedman, John—Isaac Sommers..... 170 26
7 Gardner, William G.—R. A. Saalfeld..... 558 83
9 Gilboa, Eli—Simon Rawitser..... 6,533 64
9 Gagliani, Domenico—Mary Zucca..... 259 87
9\*Gerhart, Conrad—J. C. McLeod..... 364 13
10 Goddard, Ely Ely—Nat. Eagle Bank of Boston..... 29,921 56
10 Gallagher, Patrick H.—James Gilmartin..... 995 28
10\*Gerdes, Gustave H.—Philip Wunderle..... 208 95
10 Granberry, David W.—Mercantile Nat. Bank, City New York..... 14,114 22
11 Granbery, David W.—W. T. Mersereau..... 2,337 12
12 Gordon, John T.—A. H. Sonn..... 243 59
12 Griffin, Hunter—Central Nat. Bank City N. Y..... 1,041 14
12 Grenelle, William H.—Sarah H. Covert..... 788 03
13 Genet, George C., as trustee of Caroline M. Riggs—Mary R. Hunt..... 95 12
13 Gilkison, Anthony—C. R. Colyer..... 708 71
7 Harder, Peter—Nicholas Vanderwall 88 79
9\*Hall, Charles L.—B. H. Warder..... 208 53
9 the same—the same..... 293 31
9 Hollohan, Richard—H. R. Kelly..... 378 61
10 Hamilton, George—J. J. Caulon..... 42 75
10 Herring, Rudolphe—D. M. Koehler..... 183 69
10 Hogan, Nathaniel T.—F. C. Bliss..... 110 54
10\*Hare, John O.—C. W. Butler, as assignee..... 10 62
10 Hunter, Timothy—T. C. Lyman..... 195 81
10 Hopkins, John J.—Joseph Hornthal 88 53
10 Hall, Bolton—Mercantile Nat. Bank, City New York..... 14,114 22
10 Holland, Charles A.—J. C. Brown..... 517 99
11 Harris, Elizabeth—David Lurch..... 149 83
11 Hasbrouck, Philip—Theodore Clarkson..... 382 39
11 Hall, Bolton—W. T. Mersereau..... 2,337 12
12\*Howe, Benjamin—C. G. Currier..... 3,028 94
12 Hanks, Charles G.—Sarah H. Covert 783 03
12 Horan, John—Edwin R. Bertine..... 55 38
13 Hocheiser, Jacob—F. B. Thurber..... 3:3 18
13 Hulings, Marcus—J. R. Simon..... 3,294 99
6 Israel, Alfred D.—C. H. Blake..... 1,043 69
11 Irwin, John—John Leonard..... 406 43
7 Jones, A. Delmont—Andrew Charles 784 00
7 Jonssen, Frederick J.—Nicholas Vanderwall..... 88 77
7 Jones, Albert D.—G. V. N. Baldwin 1,423 88
11 Johnston, Sarah—William Rixton..... 384 40
11\*Jordan, William F.—Leopold Simons..... 131 01
12 Jacob, Isidor—Louis Bauer..... 98 69
13 Jones, Albert Delmont—A. C. Manning..... 207 54
7\*Kress, Gustava—Thomas Sullivan..... 154 23
9 Kaufmann, Berthold W.—J. C. McLeod..... 364 13
11 Keane, Thomas—Macpherson Smith. 1,186 30
11 Krauss, Tillie—C. H. Butler..... 135 56
11 Klunder, Charles F.—Homer Lee Bank Note Co..... 177 41
11 Kreitz, Ludwig—F. J. Kneuper..... 209 50
11 Kucker, William } George Brunssen. 86 84
Kucker, Adolph }
11 Keller, Joseph H. } James Hooven. 11,210 24
Keller, Pierre P. }
12 Kress, Gustavus—Edward Harbison 209 76
12 Keever, Lafayette C.—G. P. Ockershausen..... 1,768 45
13 Keene, Shepherd—F. B. Thurber..... 146 26
13 Kreidewolf, Emil—C. F. Schmidt..... 112 31
7 Luddington, J. S.—L. H. Stanton..... 478 69
9 Lynch, John—Edward Tracy..... 1,458 32
9 Martin, Lucien—Maria B. Girard..... 94 35
11 Lynch, John—H. W. Catherwood... 502 69
Laws, Harry L.
Laws, Sarah A. } G. P. Ocker-
Laws, Annie } shausen..... 1,768 45
Laws, Elizabeth S. }
Laws, Alice }
12 Levien, Douglas A., Jr.—Nathan Simon..... 33 14
12 Lindenborn, Israel—Louis Bauer... 110 01
9 Marwig, Carl—Gustave Fersenheim. 60 79
12 Metz, Otto—Herrmann Jonas..... 127 55
Myers, James } David Wolff. 178 20
Marble, W. Irving }
10 Morris, Charles—Health Dep't, City N. Y..... 59 50
10 Mooney, James—the same..... 59 50
10 Mann, Nahem J.—R. C. Brown..... 225 12
11 Meyenborg, Louis } Joseph Kiby.... 365 09
Meyenborg, Carl }
11 Moore, John H.—L. A. Gent, as admr..... 213 55
11 Mahon, Robert—G. W. Venable costs 18 09
9 Martin, Lucien—Maria B. G. Schloerb..... 94 35

12\*Maynard, Edwin B.—C. G. Currier. 3,028 94
12 Mann, William D.—William Taylor. 25,124 07
13 Muller, Philipp—Lena Sloan..... 102 50
13\*Mayer, John—Isaac Sommers..... 170 26
7 McClelland, Nelson T.—H. S. Mack, as assignee..... 264 53
9 McCabe, Francis—American Supply Co..... 422 85
12 McLoughlin, Cormac—J. S. McAleer..... 93 67
12 McEntyre, Patrick B.—H. J. Fegan 219 71
12\*McEntire, Joseph H.—A. S. Seer..... 330 54
7\*Near, Annie E.—R. A. Saalfeld..... 558 83
7 Newbouer, Goodman—F. M. Bacon... 448 68
9\*Newbouer, Franz—J. C. McLeod... 364 13
13 Nelson, Samuel—People of State N. Y..... 500 00
13 the same—the same..... 1,500 00
7 Olsen, Peter—Nicholas Vanderwall. 88 79
9 Otten, Henry—Hancke Hencken..... 38 35
10\*O'Hare, John—C. W. Butler, as assignee..... 10 62
12 Outten, Ellen—R. S. Hoguet..... 216 67
7 Patterson, Frank E. } William 274 05
Patterson, George H. } Rosenberg..
9\*Pearson, Charles E.—B. W. Warder. 208 53
9 the same—the same..... 293 31
10 Phraner, Wilson S.—Jeremiah Fitzpatrick..... 374 41
11\*Prince, Louis K.—Frederick Knoechel..... 40 50
11 Patterson, Thomas—H. F. Wyatt... 122 80
13 Plewe, Hermann—August Koch..... 125 48
10 Quirk, Stephen G.—John Lees..... 82 77
9\*Roak, Alfred P.—B. H. Warder..... 208 53
9 the same—the same..... 293 31
9 Reith, John—Henry Cohn..... 70 09
9 Russell, Patrick J.—Samuel Kessler. 130 10
9 Rollins, Isaac W.—Robert Stewart.. 371 83
9 Reed, Eugene—H. S. Mack as assignee..... 147 73
9 Rutgers, Alfred C.—S. J. Held..... 102 42
10 Rodenburg, Anton—Health Dep't City N. Y..... 59 50
10 Reese, Max—Samuel Greenberg.... 144 98
11 Rightmeyer, William—Johanna Gerber..... 28 50
11 Rimatington, Stephen A.—Calumet Fire Clay Co..... 461 85
11 Robertson, James—J. W. Mason... 106 65
11 Richmond, Cassius M.—H. R. Kelly. 350 36
11 Reilly, John—J. A. Heffernan..... 78 21
12 Richmond, James A.—A. E. Colfax..... 33 77
12 Ryan, Edward—D. B. Duncan..... 331 19
12\*Rivera, Henry C. de } B a n k o f
Ros, Salvador } America... 783 26
12 the same—the same..... 468 66
12\*Rivera, Henry C. de } B a n k o f
Ros, Salvador } America... 464 52
12 Ros, Salvador } the same.... 464 16
12 Rivera, Henry C. de } the same.... 100 35
12 Roberts, Joseph—Louis Bauer..... 110 93
12 Reinstein, Samuel J.—Aaron Bader. 451 14
13 Rhoner, Frank—Eliza A. Abrams..... 2,750 15
7 Squire, Rollin M.—Church's Water Waste Indicator Co..... 184 35
9 Shephard, Samuel—J. L. Cavanagh. 29 50
10 Stevens, George H.—Henry Wilson. 129 26
11 Shotwell, Townsend W.—W. H. Sage..... 8,434 34
11 Schoenwald, Henry—Betty Schoenwald..... 992 79
11 the same—Betty Baerman..... 207 07
11 Schutte, Christian C.—Bradford Willard..... 586 60
12 Schneider, Henry—D. M. Koehler.. 168 90
12 the same—the same..... 205 04
12 Stein, Louis—Isaac Stern..... 783 26
12 Sutphen, William—Bank of America 1,426 67
11 Smith, Thaddeus C.—G. V. N. Baldwin..... 245 40
12 Schroeder, Frederick—J. L. Gaus... 80 85
12 Strassman, Charles—Louis Bauer... 234 41
13 Sherwood, John—Edith C. Iselin... 116 09
12 Smith, William H.—Louis Bauer... 330 54
9 Titus, Stephen A.—Campbell Printing Press and Mfg Co..... 333 97
Taylor, Charles R. } Alexander King 465 41
10\*Taylor, Frank }
12\*Tate, John M.—C. G. Currier..... 3,028 94
7 The Ashtabula Bolt and Shaft Co.—W. C. Polant..... 500 73
10 Long Island City—D. A. Moran... 5,412 96
10 The Automatic Ship's Berth Co.—H. S. Mott..... costs 38 54
11 The Hunter Keller Mfg Co.—Adele A. Ronalds..... 719 87
11 the same—Addison Thomas... 719 87
11 The Nat. Gas Savings Co.—Retail Grocers Publishing Co..... 133 04
11 The Belle of Ouray Silver Mining Co. of Colorado—Robert Morrell.. 1,157 10
11 The Western Union Telegraph Co.—J. G. Farnsworth, as receiver... 243,587 54
12 Poutney Slate Works—Bank of America..... 435 81
12 the same—the same..... 401 22
12 the same—the same..... 783 26
12 Poutney Slate Works—Bank of America..... 468 66
12 Poutney Slate Works—Bank of America..... 464 52
12 Nassau Building Co. } the same.... 464 14
12 Poutney Slate Works }
13 Pulverised Coal and Furnace Co.—W. E. Walkley..... 1,023 50
7 Veith, William F.—Emanuel Salmon..... 119 11
9 Von Bremen, Dederick—J. H. Evers..... 95 93
9\*Verthe, Albert—J. C. McLeod..... 364 13
9 Van Antwerp, William—J. S. Peck. 15,948 62

Table listing names and amounts, including Wilcox, Augustus S., Wilcox, Edward, Wiebel, Julius, etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including August, Ainslie, James and Robert, Adams, James, etc.

SATISFIED JUDGMENTS.

Table listing names and amounts under Satisfied Judgments, including Brewster, James N., Bossert, Amandus J., etc.

Table listing names and amounts, including Boyd, Edward - National Steamship Co., Bay Ridge Co., Charlack, Emma L., etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including August 6 to 13-inclusive, Blunt, Edward, Campbell, Coli, etc.

MECHANICS' LIENS.

Table listing names and amounts under Mechanics' Liens, including August, Seventh av, n e cor 127th st, etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including August, McKibben st, s s, 100 e Humboldt st, etc.

Table listing names and amounts, including 7 Broadway, Nos. 973-983, Reid av, s w cor Gates av, etc.

SATISFIED MECHANICS' LIENS.

Table listing names and amounts under Satisfied Mechanics' Liens, including August, NEW YORK CITY, Sev'ntieth st, s s, bet 8th and 9th avs, etc.

\*Discharged by depositing amount of lien and interest with clerk. †Discharged by order of court.

KINGS COUNTY.

Table listing names and amounts under Kings County, including August 7 to 13-inclusive, Jackson st, No. 96, John J. Brennan agt Daniel Carroll, etc.

BUILDINGS PROJECTED.

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

A handsome volume, just issued, contains information of great value to all who are interested in building. It contains a new edition of the Law Relating to Buildings, with the Law Limiting the Height of Dwelling Houses, and the Mechanic's Lien law, has valuable notes, a full index, and colored engravings illustrating the subject, and is edited by W. J. Fryer, Jr. It also has a full directory of the architects in New York, Brooklyn, Jersey City, Newark and Yonkers. It is for sale at the office of THE RECORD AND GUIDE, at the low price of seventy-five cents, by mail eighty-five cents.

NEW YORK CITY.

Table listing names and amounts under New York City, including SOUTH OF 14TH STREET, 10th st, Nos. 380 and 382 E., etc.





Table of property listings in Essex County, New Jersey, including addresses, owners, and values.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing property details, parties involved, and values.

Table of property listings in Hudson County, New Jersey, including addresses, owners, and values.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, listing property details, parties involved, and values.

JUDGMENTS.

Table of judgments in Hudson County, listing names, addresses, and values.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing property details, parties involved, and values.

Table of property listings in Union County, New Jersey, including addresses, owners, and values.

MORTGAGES.

Table of mortgages in Union County, listing property details, parties involved, and values.

Kramer, A H—Metka Grimm, Union, 5 years....	1,200
Lagomarsino, Joseph—C K Cannon, Hoboken, 3 years	2,500
Maillet, C G—J Hamilton, Jr, 1 year.....	2,500
McCartland, James—Bayonne Building Assoc, No 2, Bayonne, installs.	800
McKevitt, Bernard—The Hoboken Bank for Savings, Hoboken, 1 year	1,000
Menne, John and Catharine—The Excelsior Mutual Building and Loan Assoc, installs.	2,000
Mitzenius, Matilda—I Morecraft, Bayonne, 2 yrs.	300
Muller, J F—A Joergens, Union, 1 year.....	1,000
Mullin, J F—Kearney Building and Loan Assoc, Kearney, installs.	750
Nelson, W G—Excelsior Mutual Building and Loan Assoc, installs.	1,800
Nolan, John—D Grumley, 3 years.....	500
O'Brien, William—F W Connolly, Bayonne, 1 yr.	200
Oehmann, Reinhart—Charles Schmitt, Jr, Union, 5 years.....	1,500
Pairan, Charles—M J Cramer, 5 years.....	2,000
Perazza, Sophia—G Huber, 5 years.....	2,500
Reagan, Bernard—L Emmerich, Guttenberg, 5 years	903
Rech, J D—Catharine Henken, 3 years.....	3,000
Regan, Lawrence—J H Cronan, 2 years.....	250
Ross, A A—Ann E Vreeland, Bayonne, 3 years..	1,500
Russell, Sarah—The North Hudson County Railway Co, Hoboken, 5 years.....	2,000
Same—same, Hoboken, 3 years.....	800
Snipe, John—F J Mathews, 5 years.....	1,200
The Second Presbyterian Church of Jersey City—C A Davison et al.	4,932
Same—Exr of John Tonnele, 5 years.....	12,500
Thompson, M J—J O'Shea, West Hoboken 5 years	600
Tracy, Bridget—J H Cronan, 3 years.....	250
Trappagen, W C—J Edelstein, 3 years.....	8,000
Vallin, Joseph—Julia Frambach, North Bergen, 3 years.....	500
Van Duyn, T A—J Ward, Jr, Kearney, 1 year..	500
Wareing, Robert—The Hoboken Bank for Savings, Hoboken, 1 year.....	22,000
Same—The Hoboken Land and Improvement Co, Hoboken, installs.....	18,000
Ziegele, Julius—Catharine Gerbe, Hoboken, 5 years.....	4,000

CHATTEL MORTGAGES.

Anderson, Anna, Union—G Cox, saloon.....	102
Ander, Maria—W Baumgarten, bakery.....	250
Baldwin, J D—Virginia A G Russell, furniture..	135
Curtis, L L, and Edward Lappin—Sarah E Curtis, pork packing business.....	1,000
Dambacker, August, West Hoboken—E Thistle, furniture.....	400
Feucht, Frederick, Union—R Oehmann, butcher shop fixtures.....	300
Garret, W H and Joseph—T Wright, truck.....	170
Gill, Philip & Bro, Bayonne—Firm J Matthews, soda water fountain, &c.....	100
Hartman, G J, Union—A Elbhig, horse, wagon..	180
Kirsch, August, Hoboken—E D Farrell, furniture.....	253
Krumscheid, Diedrich, Hoboken—H Sudhaus, furniture and piano.....	500
Kratz, John and Caroline—J Hecht, horse, wagon, cows.....	300
Mager, Patrick, Bayonne—W Brookins, canal boat "E S Byrne".....	175
Mitchell, E T—W E Congdon, grocery store, horse and wagon.....	120
Schmidt, John, Union—J V Baerthein, saloon..	100
Smitt, J M—Flora A Morgenthaler, horse, wagon, &c.....	800
Trochalman, Claus—J Hecht, cows, horse, wagon, &c.....	333
Uoppel, J S—O Seifer, barber shop.....	50
Villa, F Di Marco—B M Cowperthwait & Co, furniture.....	68

BILLS OF SALE.

Amrep, Charles, Hoboken—N T Nelson, grocery and liquor store, horse, wagon, &c.....	1,250
Barnard, Alanson, Kearney—H L Stimis, cows, horse, wagon, &c.....	200
Bulkey, John—L Muller & Son, horse, wagon, &c.....	nom
Schoppe, W A—H C Derby & Co, buildings.....	nom

JUDGMENTS.

Mayor and Council City of Hoboken—Patrick Flaherty.....	553
Murphy, Margaret—J Gargan.....	258

MISCELLANEOUS.

**REMOVAL!**  
**JAS. G. WILSON,**  
Manufacturer of  
**ROLLING BLINDS,**  
**VENETIAN BLINDS,**  
**ROLLING STEEL SHUTTERS, ETC.,**  
Has Removed his Office and Salesroom to  
**953 BROADWAY,**  
TWO DOORS SOUTH OF 23D STREET, N. Y.  
Where Catalogues, Samples and Estimates can be obtained.

**A. KLABER,**  
**Steam Marble Works,**  
238 to 244 E. 57th Street,  
At 2d Av. Elevated R. R. Station. NEW YORK.  
**EDELMEYER & MORGAN,**  
**HOD ELEVATOR CO.,**  
347 West 49th Street, New York.  
Endless Ladders and Steam Hod Elevators to Let and Hoisting Engines for all purposes.  
Sole proprietors of patent right for  
Endless Chain Ladder Hod Elevator  
Branch, 468 CLEMONT AV., Brooklyn.  
Wm. C. Morgan, Pres. Jno. H. Edelmeyer, Sec. & Treas

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**ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,**  
Manufacturers of  
**"Atlantic" Pure White Lead.**



The best and most reliable White Lead made and unequalled for uniform  
**Whiteness, Fineness and Body.**  
**RED LEAD AND LITHARGE.**  
**PURE LINSEED OIL,**  
Raw, Refined and Boiled.  
**Atlantic White Lead & Linseed Oil Co.,**  
287 PEARL STREET, NEW YORK.

**IRON WORK.**  
**BEEBE RANGES,**  
WITH  
**ELEVATED AND LOW OVENS,**  
**FURNACES,**  
BRICK SET AND PORTABLE.  
**IRON PIPE AND FITTINGS.**  
MANUFACTURED BY  
**JANES & KIRTLAND, 1346 Broadway.**  
**THE HUNTER IRON WORKS,**  
SECOND AVENUE,  
Bet. 92d and 98d Streets, New York.  
Iron Work of Every Description for Builders.  
Railings, Doors, Shutters, Gratings, &c., &c.

**The H. B. Smith Co.,**  
Manufacturers of  
**Steam and Water Heating Apparatus**  
137 CENTRE STREET, NEW YORK.  
Foundry, WESTFIELD, MASS.

**James Irons,**  
**HARLEM IRON WORKS,**  
Manufacturer of all kinds of Iron Work for Buildings.  
Iron Railings, Stairs, Shutters, Doors, Girders.  
Lintels, Anchors, Bridle Irons, Store Fronts, etc., etc.  
Jobbing and Repairing Promptly Attended to.  
No. 103 EAST 130th STREET,  
Near 4th Avenue, New York.  
**JOHN BORKEL,**  
Manufacturer of GALVANIZED  
**IRON CORNICES AND MOULDINGS,**  
**SLATE AND METAL ROOFER,**  
Ornamental Copper Work a Specialty.  
79 and 81 Elm Street, - - New York.

**CENTRAL IRON WORKS,**  
203 E. 50th ST., N. Y. Telephone Call, 39th St., 710.  
Iron Work for Building Purposes,  
Fire Escapes, Balconies, Railings and Ornamenta  
Iron Work.  
Sole makers of the Dunn, Mott & Wilson Fire Escape.

**ARCHITECTURAL IRON WORK.**  
Fire Escapes, etc.  
**JOHN J. DALTON,**  
230 East 38th Street, N. Y.  
**SAMUEL NICHOLS & SON,**  
**ARCHITECTURAL**  
**IRON WORK**  
FOR BUILDING PURPOSES.  
Sidewalk Elevators a Specialty.  
197 WOOSTER STREET, NEW YORK.  
OLIVER & CO.,  
**A MERICAN WIRE WORKS,**  
No. 192 East 121st Street.  
Heavy Window Guards and Sand Screens.  
Special attention given to inclosing of Elevators.

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**REMOVAL.**  
My patrons and the building trade generally are respectfully notified that I have removed my factory from  
**Nos. 423 and 425 East 91st St.,**  
to the large and commodious building  
**Corner of 100th St. and 1st Av.,**  
where with increased facilities I am prepared to attend promptly to all orders.  
**WILLIAM BELL.**

**BROOKLYN MILL & LUMBER CO**  
Atlantic and Schenectady Aves.  
General Finishing Mill and all kinds of Lumber, Doors, Sash, Blinds, Posts, Mouldings, Cabinet Trim-mings, &c.  
Estimates given for large or small contracts.  
Tel. Bedford, 33.

**BUILDING MATERIAL PRICES.**

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  
Lignumvitae, 8 @ 12 in..... 45 @ 65 00  
Lignumvitae, other sizes..... 15 00 @ 25 00

**GLASS.**  
Window Glass, Prices Current per Box of 50 feet.  
SINGLE.  
Sizes. 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 —  
38x60—40x60..... 31 00 28 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 —  
38x60—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 5 per cent. single thick on French; 75 @ 75 and 5 per cent. on American.  
Per square foot, net cash.

**GREENHOUSE, SKYLIGHT AND FLOOR GLASS.**  
1/4 Fluted plate... 18 @ 20 1/2 Rough plate... 27 @ 30  
1-16 Fluted plate... 20 @ 22 1/2 Rough plate... 33 @ 30  
1/4 Fluted plate... 22 @ 25 1/2 Rough plate... 60 @ 70  
1/4 Rough plate... 22 @ 25 1 Rough plate... 70 @ 80  
**HAIR—Duty free.**  
Cattle..... 7 bushel of 7 lbs. 21 @ 25  
Goat..... 20 @ 35

**IRON.**  
Pig, Scotch, Coltness..... 7 ton \$19 75 @ 20 00  
Pig, Scotch, Glengarnock..... 18 50 @ 18 75  
Pig, Scotch, Eglinton..... 17 50 @ 17 75  
Pig, American, No. 1..... 17 50 @ 18 00  
Pig, American, No. 2..... 16 00 @ 17 00  
Pig, American, Forge..... 15 00 @ 16 00  
**BAR IRON FROM STORE.**  
Common Iron.  
3/4 to 1 in. round and square..... 1 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 3/4 and 5-16..... 1 95 @ 2 40  
Rods—3/4 @ 1 1/2 round and square..... 1 80 @ 2 30  
Bands—1 to 6x3-16 No. 12..... 2 00 @ 2 50  
Norway nail rods..... 5 @ 6

**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 25  
State, common, cargo rate..... 75 bbl @ 90  
State, finishing..... @ 1 10  
Ground..... 95 @ 1 00  
Add 25c. to above figures for yard rates.

**LATH—Cargo rate..... 7 M 3 00 @ —**  
(Continued on page VIII.)