

NEWS SUMMARY.

City Affairs. The Women's Christian Association met in the Methodist Episcopal Church, Broad and Arch streets, yesterday, and addresses were made by the President, Mrs. Kennard, and Mrs. Eastlake.

The thermometer yesterday at 3 P. M. marked 65 deg., being 2 deg. colder than the same day last year.

James Banker, a lad of 18 years, one of a gang of whom the participants in the late outrage in the First ward are a part, was yesterday sent to prison by Alderman Kerr, for setting fire to a house in February last.

Edward McCann, aged 28 years, living at No. 212 Bainbridge street, attempted, but failed, to commit suicide last evening by taking a dose of laudanum.

The Board of Trustees has passed a resolution expressing the fullest confidence in the integrity of John H. Michener.

Miss Merino and Miss Bonomo have been selected permanent teachers, the former of Spanish and the latter of French, in Girard College.

The reception of St. John's Commandery of Knights Templar, at the Academy of Music last evening, was one of the grandest and most imposing Masonic displays that Philadelphia has witnessed for years.

Yesterday afternoon another meeting of the special committee of Select Council appointed to investigate the charge of corruption against the members of Select Council and a member of the Public Buildings Commission, was held, at which the author of the articles in the Bulletin was present, and renewed his knowledge of the charge, the substance of which has been already made public.

Mr. John Rice, having previously heard that nothing of importance would transpire at the meeting, did not attend.

REDEMPTION OF TOKEN COINS AT THE PHILADELPHIA MINT.—The Secretary of the Treasury, by authority of an act of Congress, has issued an order, dated April 13, 1871, providing for the redemption of copper, nickel, and other token coins. The coins are to be forwarded to the Philadelphia Mint in sums of not less than twenty dollars, and the Director of the Mint is to be notified by mail of the fact.

Payment for the same is to be made through the United States Assistant Treasurers in New York, Philadelphia, Boston, New Orleans, and San Francisco.

The Treasurer of the Mint in Philadelphia, upon the receipt of the coins, will count and examine each parcel of coin in the order in which it is received, and thereupon will issue a certificate, to be at once transmitted by him to the Treasurer of the United States at Washington.

The receipt of this certificate, transmitted to the owner of the coin a transfer check, payable to his order, for the amount specified in the certificate.

Each denomination and kind of copper, nickel, or bronze coin forwarded to the Mint for redemption must be assorted before shipment.

There are three kinds of one-cent pieces, viz., copper cents issued prior to 1857, nickel-copper cents issued from 1857 to 1864, and bronze cents from 1864 to 1871. These, as well as the bronze two-cent piece and the nickel three and five-cent pieces, must be put up separately, and forwarded in packages in the aggregate of twenty dollars, or a multiple thereof; which packages must also be accompanied with a schedule of the kind of coin and the name and post-office address of the party sending. The expense of transporting these coins must be paid by the parties sending them.

Domestic Affairs. But little progress was made in Congress yesterday on the Beneficiary bill.

Two more of the Senaton rioters have delivered themselves and been held to bail.

The Southern Claims Commission yesterday held their second session at Washington.

The recent rains in California have proved beneficial, and the crops are quite promising.

There are but one thousand effective troops in Arizona Territory to cope with the troublesome Indians there.

The coal difficulties appear to be drawing to an end, as a general board of arbitration is to meet at Masch Chunk on next Monday.

The bill on the Knicker bill in the United States Senate is rapidly drawing to a close, it being arranged that a vote shall be taken to-night.

Eleven Japanese merchants have just arrived at San Francisco with 135,000 cards of silkworm eggs, in good order and of the best known varieties.

All the important business of the State Legislature is practically delayed until the conference committees of the Senate and House agree upon a compromise apportionment bill.

Judge J. P. Wright, colored, of South Carolina, has just been paid \$1200 as a compromise in a suit brought by him against the Richmond and Danville Railroad Company for ejection from their cars.

Foreign Affairs. Napoleon is ill at Chiselhurst.

A report that M. Thiers thinks of resigning is pronounced false.

PROFESSOR RUSKIN ON LANDSCAPE.

We take from the London Athenaeum the following abstract of Professor Ruskin's third lecture on Landscape, delivered recently in the theatre of the museum at Oxford. The subject was "The Relation of Form to Color in the Greek and Gothic Schools of Painting."

We must always remember that between the various schools of painting the difference is only one of degree and of tendency; it is not that the one neglects what the other pursues with the utmost eagerness, but that it pursues it less ardently; it is not that the one is entirely wanting in the skill peculiar to the other, but that it possesses it in a less degree.

At the same time, there is a sufficiently marked contrast between the schools of crystal and of clay, as we may call the Greek and Gothic schools, respectively. The former is chiaroscuro, the latter colorist. The aim of the former is tranquil activity; its ideal is deathly; it seeks to make that real and material which was before indefinite, to see all things truly.

The aim of the latter is passionate rest; its ideal is stasis; it teaches us to see all things dimly. Yet it is difficult to explain the contrast between the two schools without apparent contradiction, since each contains ideas which seem to be irreconcilable.

The Greek school is visionary and obscure, and in its results it is real and sharply marked. The Gothic school is essentially realistic in its purpose, and yet it is at the same time mysterious and soft in its execution.

The excellencies of these two schools are united in four great painters—Titian, Holbein, Turner, and Tintoret—who are therefore sometimes spoken of as belonging to the one school, sometimes to the other. The real fact is that Holbein and Turner were Greek chiaroscuroists rather than Gothic colorists who were absolutely perfect in their adoption of chiaroscuro.

All elementary exercises in color must begin with the clearest possible separation between the various colors. As in music perfection consists in marking off distinctly each delicate difference of sound, so in painting every minute shade of color must be carefully distinguished in order to attain the highest results.

Some great colorists even leave dark lines between their colors, like the broad black lines in painted windows; we see this especially in Paul Veronese and Titian. In every great master of color it is a necessary characteristic that he is able to paint each separate portion of his picture apart from all the rest, and that every juncture should be made with the greatest care, and with the greatest distinctness of will.

This precision of method and of touch is very noticeable in Carpaccio's pictures. They will bear the closest examination, and without being thus examined half their beauty will be lost. It is an absurd mistake to hang any pictures of the Venetian school high out of reach or in an obscure light, as thereby their marvellous coloring is deprived of all its effect.

One law may be universally observed in all painters of this school, that they make white precious and black conspicuous. They paint with admirable skill a white cloud, which comes out clear and clear, and of a white sky. They introduce a single blot of black merely to give relief to the general coloring of their pictures, and the extreme modesty of color, which is one of their remarkable characteristics. They afford an excellent illustration of the rule which all great painters adhere to, viz., that the value of color depends on its subtlety, never on its violence; on its refinement, not on its loudness; on its being soft and genial, not harsh and striking.

The coloring of the Greek school is essentially sad, that of the Gothic essentially gay; the Gothic is always cheerful; it assumes all nature is lovely, and never paints change and decay, but only that which is bright and beautiful and fit object for our love. This is a defect in Gothic art, since it is impossible for art to show a complete sympathy with humanity without the memory or the present consciousness of pain.

Of exquisite Gothic landscape, there are, perhaps for this reason, very few existing instances, not a dozen in all. There are some which are very beautiful, but not of first-rate excellence, in the painted Missals: one of the finest is to be found in the Psalter of Henry the Sixth, where the landscape and the flowers are exceedingly lovely.

It was the Reformers who destroyed the power of the Gothic school; the modern pre-Raphaelites made an attempt to revive it, but they pursued dramatic sensation instead of real beauty, and so their highest efforts have resulted in painting wild apple-blossom with striking effect. None of them have ever succeeded nobly in painting even a head of wild roses or a mountain glade full of wild sorrel.

The failure of modern painters in simple landscape arises from the idea that it is an easy subject; when they find out their mistake they are discouraged and seek to gratify the public taste rather than to paint what is in itself beautiful. Now the public mind is impatient of trammels, and is ignorant of every law of art; hence it is easily satisfied, and is deceived by the self-complacency of the painter who pretends to an ability which he does not possess, and so blinds the public to his want of patience and of the finer qualities necessary to a real artist.

What a contrast there is between the carelessness and unskillfulness of the ordinary modern painter and the accurate detail of Bellini or Turner! In one of the churches at Venice there is a Madonna by Bellini, in which we are struck with the wonderful reality of a scroll which St. Jerome, who is introduced in the picture, holds in his hand. If we examine it closely, we see that this reality, as we from the fact that the two whole chapters are written out bodily. So in a picture of parchments drawn by Turner, in which the deeds have all the seals and coats-of-arms most carefully and accurately painted; the actual signature, by Fairfax, the Cromwellian general, is forged letter by letter, although it is so small that a magnifying glass is required to decipher it.

In studying any school of art nothing is more important than to gather up the right clue; we must keep before us the conviction that all things are bound together and connected one with another.

Thus the Greek school pursues truth as its vital point; and if it misses this, it misses everything. Even Michael Angelo, when he tries to draw a dragon without carefully studying it in detail, does not draw it successfully, but represents it as very like a sausage; while Carpaccio, on the other hand, is always true to life; and if he draws a snake, it is, above all things, black and crawling, clinging to the dust, hissing and coiling—a fit emblem of the devil, whom it represents.

The object of the chiaroscuro school is to get sunshine and warmth without color; everything is drawn in mystery, and yet it represents a marvellous contrast of light and darkness, cloud and fire. In Raphael we have combined the misty distance of the

chiaroscuro with the finished detail of the Gothic. In Turner, again, we have perfect form attained, and all developed in the cloud and fire of the Greeks. His picture of Dudley is an instance in point. The scene is sketched with a most perfect accuracy; we have the roaring furnaces in the foreground, and behind we see in the distance the church and castle fading away into smoke and fire, to show the power of the manufacturers and machinery of England to do away with all reverence for authority, whether of Church or State. In all Turner's pictures there is nothing more wonderful than his intense sympathy. In one of his sketches he introduces a scene of agricultural life; everything in the picture is neglected and unhomey and coarse; the sternness and ruggedness of the scene tell of desolation and of misery; the thorns and thistles tell of nature's curse. The object which he had before him in drawing it was to illustrate the de-graded and miserable condition of the agricultural poor of England. One of the early works represents a scene which explains to us how the Greek mythology had its origin. It is a picture of a scene in the Valley of Cluses, on the road from Geneva to Chamounix. It is full of that absolute simplicity and pictorial arabesque which was the cradle and the source of the immortal myths by which the Greeks represented to themselves their appreciation of nature's loveliness.

REAL ESTATE AT AUCTION.

ORPHANS' COURT PREEMPTORY SALE.—Estate of Mary Miller, deceased.—Thomas & Sons, Auctioneers.—Three Desirable Residences and six Buildings, Germantown Avenue, Mount Airy, Twenty-second Ward, Philadelphia, Pa. The Orphans' Court for the city and county of Philadelphia, will sell at public sale, on Thursday, April 13, 1871, at 12 o'clock, the following described property, late of Mary Miller, deceased, viz:—

No. 1 and 2, Two two-story stone residences on Germantown Avenue, Mount Airy. All that lot of ground, with three-story stone message thereon erected, situated on the southwest side of Germantown Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

All that lot of ground, with the three-story stone message thereon erected, situated on the southwest side of Germantown Avenue, Twenty-second Ward, beginning at a stake on the west corner of the main town avenue, a corner of lot No. 1, hereafter described, at the distance of 147 feet 1 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 3, Large and Valuable Three-story Stone Residence, East of Mount Pleasant Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 4, Large Lot—1 1/2 acres—S. W. corner of Germantown and Mount Pleasant Avenues. All that lot of ground, situated on the southeast side of Germantown Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

All that lot of ground, with the large stone mansion, barn, and out-buildings thereon erected, situated on the southwest side of Germantown Avenue, and northwest side of Mount Pleasant Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 5, Large and Valuable Three-story Stone Residence, East of Mount Pleasant Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 6, Lot, Mount Pleasant Avenue and Bryan Street. All that lot of ground, situated on the northwest side of Mount Pleasant Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

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No. 7, Lot, Mount Pleasant Avenue and Bryan Street. All that lot of ground, situated on the northwest side of Mount Pleasant Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

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No. 8, Lot, Mount Pleasant Avenue and Bryan Street. All that lot of ground, situated on the northwest side of Mount Pleasant Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

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All that lot of ground, with the large stone mansion, barn, and out-buildings thereon erected, situated on the southwest side of Germantown Avenue, and northwest side of Mount Pleasant Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 11, Lot, Mount Pleasant Avenue and Bryan Street. All that lot of ground, situated on the northwest side of Mount Pleasant Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

All that lot of ground, with the large stone mansion, barn, and out-buildings thereon erected, situated on the southwest side of Germantown Avenue, and northwest side of Mount Pleasant Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the northeast side of Bryan Street, at the same distance as the southeast side of the city; thence by the same south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 1, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a large three-story stone rough-cast controllable residence, with two-story frame back building; has parlor, dining room on the first floor; gas, oven in out-kitchen, etc.

No. 12, Lot, Mount Pleasant Avenue and Bryan Street. All that lot of ground, situated on the northwest side of Mount Pleasant Avenue, between 22d and 23d streets, and a stake on the southwest side of Germantown Avenue, 36 feet 4 1/2 inches southeast from the southeast side of Miller Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence still by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of Bryan Street, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner; thence by the same south 42 deg. 15 min., west 84 feet 3 1/2 inches to the northeast side of said street south 45 deg. 30 min., east 45 feet 7 1/2 inches to a corner; thence by lot No. 2, hereafter described, north 45 deg. 30 min., east 338 feet 1 inch to a corner, and north 17 deg. 55 1/2 min., west 126 feet 1 1/2 inches to the southwest side of Germantown Avenue, 22d Street, 25 min., 24 feet 1 1/2 inches to a corner, and north 45 deg. 30 min., west 84 feet 3 1/2 inches to the place of beginning, containing 1 3/4 acres, 100 perches of land. The improvements are a two-story stone message thereon erected, with two-story frame back building, has parlor (with folding doors), gas, oven in out-kitchen, etc.

All that lot of ground, with