

## THE RECORD AND GUIDE.

Office, 191 Broadway.

OCTOBER 7—14, 1882.

## TO THE READERS OF THE RECORD AND GUIDE.

*In the issue of to-day will be found matter to suit many and varied tastes. Publicists and politicians will find food for thought in the suggestions made for changing the fundamental law of the nation. Business men will peruse with avidity the extracts we give from the press of the country on the conditions of the markets, the crops and the finances of the nation. All who have houses to decorate will find many useful hints in the department devoted to that specialty; while political gossips will be amused at the piquant disclosures concerning the lives and ways of President Arthur and Senator John P. Jones. The revelations of our financial prophet may prove profitable to investors; while the prediction concerning the men of the Nineteenth Century may be attractive reading for those who have faith in the better times coming.*

*A superb picture of Morningside Park will be given as a supplement with THE RECORD AND GUIDE of next week. It will include a plan of the park, as it is to be, with an elevation and a parapet, the whole being in colors, so as to show how this unique park will appear by next summer. Property holders and real estate dealers who wish extra copies may have them for five cents each, or fifty cents a dozen, and they would do well to send in their orders immediately.*

## WHY A NEW DEPARTURE?

In enlarging this publication, and adding to its departments, its proprietor has had certain definite aims in view, the fulfillment of which, it is believed, will add to the value and usefulness of the paper. It has prospered for over fifteen years, as the metropolitan organ of the Real Estate and Building interests. But as land is improved in other ways than by building upon it, and as houses, after they are constructed, have to be finished, furnished and decorated, it follows, naturally, that architecture, the plumbing, fitting and adornment of a dwelling are necessarily related, each to the other, and all of them are proper subjects for discussion in a journal devoted to the general interests of Realty.

Nor is this all. The investor in landed property, is always a person of means, and he is interested in the state of the money market, the condition of the crops and the general causes which appreciate or depress the securities sold on the Stock Exchange. Hence the aim of THE RECORD AND GUIDE will be to present, each week, such facts and considerations as will help to instruct the judgment of people who deal in any of the great productions of the country. The design is to make this, in every way, a business man's journal.

With party contests, proper, this paper will have nothing to do; but it will discuss, in its own way, the larger interests and issues of the day. A business paper, to be true to its mission, could not afford to overlook in its discussions, the governmental and political influences which affect prices and imperil the financial stability of the nation. THE RECORD AND GUIDE has positive views of its own, which it proposes to present to the public. It believes that the power of legislatures and congresses should be curbed and limited, that executive authority and responsibility should be largely increased, and that the general management of corporations should be subordinated to that of the national authorities. As the tendency of the age is toward the centralization of power in the heads of the nation, it follows that our civil service should be radically reformed, so that political considerations should not interfere with the efficient performance of the new duties required of our public servants.

In view of the marvelous changes that have occurred since the adoption of the present constitution of the country, it is one of the purposes of this paper to present to the American people reasons why it might be wise to hold a new national convention to propose needed amendments and alterations in our fundamental law. The discussion of such changes between

now and the meeting of a convention, would elevate the whole tone of our political discussions, which by the way, they very much need.

## WANTED—A REVISED CONSTITUTION.

The Constitution of the United States was not framed for the United States of to-day. The men who framed that instrument were politicians and statesmen, not prophets. When the astonishing development of the nation is remembered, the wonder is, not that the constitution has worked so badly, but that, on the whole, it has worked so well. The population of the country is now probably 52,000,000 of persons. At the time of the adoption of the constitution there were barely 3,000,000 of persons in what was then the United States. The area of the new nation was then about 821,000 square miles. The area of the nation is now about 3,600,000 square miles. Our population has increased about seventeen-fold, while our territory has been increased by conquest and purchase nearly four and one-half times. Wealth has increased with population. Gigantic cities have grown up from petty towns, and even in what was but a few years ago a wilderness. Manufactures have grown with great rapidity. Our mineral wealth has been discovered and utilized. The conditions of our life have grown more complex with every decade and with every step we advance in wealth and population. The development of railroads, telegraphs and insurance within the last thirty years has been so great and so peculiar that no human foresight could have anticipated its dangers or its advantages. The war brought a number of questions to the front which called for solution. Some of these questions are solved, but the consequences remain to plague us. In the South the negro has the suffrage, but as a relief from the domination of ignorance, thereby produced, first the rifle, than club and bull-dozing and now the false voting and false counting have taken their places as institutions to limit and control universal suffrage.

Every competent observer has noticed that very many constitutional questions of the first importance are pressing forward for discussion. The problems of the hour must be met. To enumerate a few of them:

1. The relations of the government to the questions growing out of the existence of monopolies is of the first importance. The power to tax freight and traffic between different states and sections of the country and to discriminate for or against localities or individuals and thus enrich or impoverish favorite places or persons at the pleasure of the master of the railroad is now engaging the earnest thought of earnest men everywhere. The anti-monopoly issue is a growing one. It is even now making itself felt in politics. It is usually regarded as dealing with the questions of transportation, but, as a matter of fact, the anti-monopoly issue is much wider than this question. All monopolies should be regulated, telegraph, gas, insurance and other like companies, as well as railroad companies.

2. Legislative bodies are breaking down all over the world. The English House of Commons has become a by word. A few men have shown how easy it was to demoralize the most famous deliberative body in the world. The parliamentary regime in France has relegated that nation from the head of the great nations of Europe to the foot. Making due allowance for the disastrous results of the Franco-German war, it is plain that the freaks of an unstable parliamentary majority has had much to do with placing France in the humiliating position in the diplomatic world which she to-day occupies. In Germany, Prince Bismarck governs, in reality, as he pleases. He plays fast and loose with parliament, sets off one party against another and usually ends by having his own way. Knowing what he wants, he is generally victor over a company of mere talkers, who rarely know what they want outside of an opportunity to spout and denounce. But there is still another charge that must be brought against representative bodies. They are supposed to be the collective wisdom of the state or nation for the making of laws. It is now a commonplace that laws are badly made. It is not too much to say that if legislation were entrusted arbitrarily to the most ignorant portion of the community, laws could not be worse made than they now are. Our congress seems as unable to legislate wisely as any of our state legislatures. The fact is, a special form of talent is required in framing wise and sanitary laws, and this form of talent neither our mode of choosing legislators nor our system of enacting laws by our legislators seems fitted to develop or to select. Our system of government is not truly parliamentary. We have neither a responsible congress nor a responsible executive. Congressmen are anxious to usurp the prerogatives of the executive, while the executive has no way to make its influence felt in congress but by some dicker or trade, usually about patronage. The result is the well-known degradation of our politics, which constantly turn upon some selfish squabble for office.

3. Our civil service is in an unsatisfactory state. It should

be placed upon a stable basis. We have now, and we will have for the future, a large army of civil officers. Let us so organize them as to make them an effective machine for the work in hand. The public service must be made a career. Ascertained fitness must be the only mode of entering the civil service; and efficiency the sole cause of rising in the service and of retaining a place therein.

4. The national government has not been successful in dealing with the Indians, who have been swindled, ill-treated and goaded into revolt.

5. The machinery for choosing the president and vice-president has in reality broken down. In 1877 the strain was so great on that machinery that to many persons civil war seemed imminent. Thanks to the moderation of the people it was averted; but the means for averting it and the action of the electoral commission in practically declaring a man president of the United States who was not elected have met with disapproval and an electoral commission could never be resorted to again in a contingency similar to that growing out of the Tilden-Hayes election. The provision of the present constitution for choosing the president and vice-president is clumsy, dishonest and dangerous.

6. The supreme court of the United States is behind in its work about three years. Some measure of relief is necessary. The British parliament broke down in attempting to reform the court of chancery. Congress has attempted to devise a measure of relief for the supreme court and failed. A Constitutional amendment is in any event necessary to effect the great reform of the procedure of that court by which equity and law could be merged and the old fashioned technical rules founded upon the distinction between them obliterated. This change must come and the sooner it comes the better. A reformed procedure would do much for the relief of the court, and would be a great convenience to practitioners.

7. A large number of persons, including a number of politicians, have pronounced in favor of woman suffrage. The agitation on this subject is vigorously followed up by a devoted band, on whom invectives and ridicule are alike wasted. It is idle to say that the movement has not made progress. In Wyoming Territory women have the right to vote equally with men. And in some of the states they are permitted to vote at elections for school officers and to hold office in school boards and in the boards controlling certain public charities. This is tentative, but it shows a desire to test how far it is desirable to extend the suffrage. Women have been admitted into the professions of law and medicine. There are women preachers. In view of all these facts and tendencies it is no more than fair that the advocates of woman suffrage should have an opportunity of appealing to the people of the whole country and taking their verdict upon the great issue which they have raised.

8. There are various other questions on which the sense of the people should be taken. The exclusion of alien races from this country—the Chinese, for instance—is in reality a constitutional question of the gravest importance and in no sense a fit subject for congressional legislation in the first interest. Should the president have the power to veto the separate items of an appropriation bill without disapproving of the whole bill is a question which will press for solution at an early day. The relation of the president to congress and of the heads of departments to the two houses of congress is in an unsatisfactory state and requires definition.

In one word, the constitution needs overhauling from top to bottom. Much, now in that instrument, would and should remain in the reformed constitution. But many of its provisions would have to be eliminated or greatly modified and many new provisions would have to be added, to make the constitution suitable to our present condition. It is too clear for argument that the extensive work of reforming the constitution ought not to be undertaken piece-meal. Amendments proposed by congress would fail to meet the exigency. A constitutional convention, convened in accordance with the demands of the legislatures of two-thirds of the states, is the only appropriate body for the amendment of the constitution in the thorough and systematic manner demanded by the situation.

It is now about ninety-five years since the constitutional convention met in Philadelphia to frame the present constitution. In about six and one-half years we will be called upon to celebrate the centennial of the organization of the government under the constitution. We could not celebrate the centennial of that auspicious event more fittingly than by putting into operation a reformed constitution of the United States, in harmony with conditions under which we now live—conditions so different from those under which the great men who framed the present constitution lived and died. This instrument is doubtless a monument to the memory of its framers and will always remain so. But the greatest glory which they could or would ask was that their successors might be worthy of them. The true follower is not the slavish imitator, but the person

who most truly interprets and lives up to the teachings of the masters. The real disciples of Washington, Hamilton, Madison and Jefferson are not those who repeat their words, parrot-like, and refuse to learn anything beyond them, but those who in the new condition of the country act as true great men acted—that is, so adjust the written charter as to further the greatness and prosperity of the country and the liberty and happiness of the people. The best and in every sense worthiest preparation for celebrating the centennial of the formation of the government under the constitution would be a fundamental discussion of all the problems underlying the existence of free institutions under a written constitution. And such discussion would necessarily precede the calling of a national convention to revise and reform our present constitution and would follow the conclusion of its labors and the submission of its results to the people for ratification.

#### THE MAN WHO SHOULD NOT SUCCEED FOLGER.

When it is proposed that a most unfit person should be given a cabinet or other important government appointment, it is the duty of the press to raise a warning cry. A Washington correspondent tells our readers this morning that Senator John P. Jones, of Nevada, is to succeed Mr. Folger as Secretary of the Treasury. The time has come, therefore, when the exact truth should be told about the Nevada Senator.

Jones is "a prince of good fellows;" he is a man of liberal ideas; is generous and large hearted, and is an exceptionally brilliant conversationalist. As a story teller he is without a peer, though many of his anecdotes are not such as would edify the family circle. But this is all that can be said of him in the way of commendation. Jones is a mining sharp and gambler, and one of the most incompetent business men in the country. His life and training has been that of an adventurer and speculator. He made by sheer accident some millions of money, which gave him the reputation of being exceptionally skillful in business, whereas his fortune was achieved by one lucky stroke. He was superintendent of the Crown Point Mine, on the Comstock Ledge. A bonanza was struck, the knowledge of which he had in advance of any other person. He bought the stock and continued buying; as it advanced he kept on purchasing, until at length he found himself worth four or five million dollars. With this money he bought himself a seat in the United States Senate. Having the reputation of great wealth, and being a hearty, companionable person, he soon became very popular at the capitol. It was supposed, of course, that he must have had a great deal of business skill; whereas he proved to be the veriest baby in all transactions requiring judgment and foresight. He became the prey of every plausible knave who had an ax to grind; he invested his money in the stock of bankrupt newspapers; he built a costly Turkish bath at San Francisco; he advanced money for a hotel enterprise in New York; he bought mines, all of which proved worthless. In short he committed every conceivable business folly, and when the famous break occurred in the Sierra Nevada mining deal it was understood that he was saved from open ruin by the Bonanza firm. Rendered desperate by his losses he became, it is alleged, a silent partner in a number of swindling mining schemes. When a rich financier was to be plucked, Jones was used, so goes the story, as the stool pigeon. He was reputed rich, was supposed to have a great knowledge of mines and then he was a Senator of the United States, all of which facts give him prestige with capitalists whom it was considered desirable to rope into dubious mining ventures.

Jones did his country one good service, he helped to rehabilitate silver by the famous report on that subject which he signed, but which was written by Alexander Delmar and other experts. That document is a storehouse of facts for the bi-metallists. It resulted in the passage of a law in February, 1878, restoring the silver dollar, which was one of the prime factors in the revival of business which followed. But, since the publication of that report, Jones has become a Greenbacker of the most advanced type; he believes in *flat* money. He has been heard to declaim by the hour in favor of the abolition of all metallic money, for which he substitutes more paper. He honestly believes the dollar is an entity and not so much metal, having a definite fineness and weight, and he would measure all values by this metaphysical conception. Such is the person whom it is seriously proposed to make Secretary of the United States Treasury. An idealist in finance, a blunderer in business, a sharper in morals, whose only recommendations are his good nature, his liberal views and his convivial qualities.

The law against gambling and book-making on the turf is well meant, but its effect has been to discourage honest racing and put a premium upon corrupt practices. The "skin" gambler is in his glory at Brighton Beach, Monmouth Park

and Saratoga, while racing under the auspices of law-abiding gentlemen, like those who compose the Jerome Park Jockey Club, is being rendered impossible. Unless there is some change in the law, Jerome Park must be given up, for the entire absence of any form of betting renders contests between horses unprofitable and unpopular. At Sheepshead Bay, Brighton Beach and Saratoga the local authorities are bribed to permit the racing men to violate the law of the State. If the State passes laws, it ought to enforce them, and it is a demoralizing spectacle to see the State enactments openly defied at Saratoga and Coney Island through a corrupt collusion with the local authorities.

### Trade Journals—Their Evolution.

A would be American philosopher declares that everything mundane passes through three stages, which he terms Unism, Duism and Trianism, in other words the One, the Two and the Three. The first organism is simple, corresponding to the One, then the functions become specialized, hence the Two, and finally the whole body co-ordinates its parts, and lo! the Three results. Take, for instance, ordinary trading to satisfy human wants. The country storekeeper tries to sell everything, and in his rude shanty is to be found provisions, dry-goods, boots and shoes, groceries, drugs, and a host of miscellaneous articles. But the cross-road village becomes a town; the country store is broken up, and instead of one concern in which everything can be bought, there is a division in the articles traded in. One establishment sells shoes, another dry-goods, a third provisions, and so on through all the list of commodities demanded by the wants of the community.

But finally the town becomes a great city, and then we see the country store reproduced under vastly altered conditions. The separated industries come together again in giant establishments, and, hence, the A. T. Stewart's, the Wannamaker's, the Macy's, the Ridley's and the Bon Marche's. Here we have the One, the Two and the Three of the philosopher whom we have quoted.

So with newspapers. The first journals published corresponded to the country store. Each paper tried to supply the journalistic wants of all its patrons; but, by and by, it was discovered that there was an exclusive field for special journals. Financial topics could best be treated in a periodical conducted by writers versed in the mysteries of the money market. Art publications found their field, and so, in the course of time, it came about that every profession and interest had its representative newspaper organ. For the last ten years, special journals have been all the rage, but the time has come when they must give way to the larger combinations of business journals. THE RECORD AND GUIDE is the pioneer in this movement. As a trade journal, representing the land and building interests, it soon became a very successful concern. But it was in time discovered that its patrons were interested in general business, in stocks and the state of the money market—competent pens were employed and the circulation of the paper rapidly increased until to-day it has the richest *clientele* of any periodical in the metropolis. Among its subscribers are all the real estate owners, architects, builders, real estate lawyers and dealers in money. There is no bank, insurance or trust company that can get along without files of THE RECORD AND GUIDE.

It is this that accounts for the change which our readers will note to-day. Hereafter, we will occupy the whole business field and shall not hesitate to express an opinion on any matter of general interest. There will be no neglect of any of the old specialties. Real estate and building information will be fuller than ever, but buildings must be furnished and decorated and he who deals in real estate is forced to give his attention to the crops and the money market. Politics, in a certain sense, affect values, and hence national affairs must be taken into consideration. As the country store, by a process of evolution, develops into a Stewart's or Bon Marche, so the trade journal of the future must become what THE RECORD AND GUIDE aims to be, a compendium of all business interests.

It will not only be found useful, but indispensable to the well-equipped merchant, broker or investor. The trade journal served a temporary purpose, but as its circulation was necessarily confined to the people in the special industry it addressed, it was and is useless for advertising purposes. Hence, THE RECORD AND GUIDE.

Whatever party may lose in the coming election the railroad corporations will win. They succeeded in defeating Cornell for the Republican nomination and Slocum for the Democratic, while Hepburn, the anti-monopolist, was put where he could do no harm, and by his declination he is out of the field altogether. The candidates for Lieutenant-Governor on both tickets are in the pay of the railway corporations. Judge Folger's intimacy with Jay Gould is notorious, while Grover Cleveland was and is a lawyer in the pay of the Central Railroad. The governor who takes office on the 1st of next January has the appointment of the new railway commission, and

it is now quite certain that the appointees will be named by either Jay Gould or Wm. H. Vanderbilt. Whichever of the candidates for Lieutenant-Governor is chosen he will see to it that the committees of the Senate are so organized that there will be no legislation hostile to the railroads.

There is this much to be said in behalf of the great railway magnates. They are in charge of properties which are sensitive to governmental action. The constitutional and legal precedents virtually put the property of the corporations under the control of the various State legislatures. As these bodies are composed of lawyers of the baser sort when they get together their first action is to propose laws injurious to the railroads. The officers of the several companies are forced in self-defence to employ a lobby to bribe the legislatures; hence it has come about that for a generation past every State through which one or more great railways run has been virtually under the control of the railway kings. So long as the people will send purchasable lawyers to the Assembly and Senate they must expect that the corporations, by means of their money, will be all powerful at the State capitols.

The remedy is to restrict legislative authority and to increase executive authority. More power to Mayor and Governor, and very much less to Alderman and State Legislator. The people generally elect good mayors and reputable governors; but all legislative boards are bribable, and the reason for this is obvious—one man can be held responsible—fifty, or one hundred and fifty cannot be; hence one of the imperative needs of the time is to limit the powers of legislatures and increase the authority and responsibility of executives.

### Over the Ticker.

ROSCOE CONKLING and John Pondir were engaged in a very earnest conversation, in front of Dickinson Bros. office in Exchange Place, one day last week. The picture was a striking one. The superb ex-Senator stood in the gutter, while the romantic looking and dreamy-eyed John was on the edge of the curb. But even with this advantage, the great stalwart overtopped his companion. What could have been the subject of that animated talk; could it have been about Sutro Tunnel? The pair were the observed of all observers, for Roscoe Conkling is one of the handsomest men of the age, and John Pondir is the loveliest of his sex.

THE financial fetichism of the age, is the attributing of every thing done in the "street" to Jay Gould. When the primitive man wanted an explanation of any of the phenomena of nature, he ascribed it to the action of some demon or sprite. It was a ready way of explaining mysterious occurrences, and so with the modern money article writer—whatever takes place in the market is the doing of Jay Gould. This is much the easiest way of accounting for the rise and fall of stocks than it is to trace the real factors in the case.

THUS the recent tightness in the money market is almost universally attributed to Jay Gould's desire to "sit" on certain stocks. Yet over a month ago it was pointed out in these columns that the shrinkage which always takes place in the loan market at this time of the year would pretty surely reduce values. We have exported thirty-five millions of gold this year, and have contracted nearly thirty millions since the 15th of August, which would account for the reduction of values, if Jay Gould and the whole present race of "bears" had never been born.

BUT of course Jay Gould took advantage of the depression which he did not originate to effect certain ends of his own. He has been desirous, for sometime past, of capturing the Louisville & Nashville Railway system and he certainly headed the movement against that stock. It will soon be announced that he has secured the control, and that Dr. Norvin Green will become its president.

FOR 1883, the amount of money to be raised for the support of our city government is \$27,684,427.26. The rate of taxation will be \$2.25; last year it was \$2.62, and next year it ought not to be higher than \$2.00. People who think of putting their money in permanent investments, would do well to bear in mind that the rate of taxation has been steadily diminishing in New York since the overthrow of the Tweed ring.

NOW it said that Gould captured Louisville & Nashville to hand it over to Huntington; the latter wishing to consolidate it with the Chesapeake & Ohio system. As a *quid pro quo*, Huntington, who, it seems is the real capitalist behind Kneeland, was to settle the Metropolitan Elevated difficulty. But Jones' organ denies this.

IT is curious how the entire financial press can be worked in the interest of any scheme of Jay Gould's or James R. Keene's. After the plans were laid for raiding Louisville & Nashville, the

World came to the front with a dolorous account of the condition of that company. Then a constant succession of articles of the same tenor were published in the *Stockholder*, *Wall Street News* and other so-called financial papers. Many of these journals continually denounce Jay Gould, but when he has a financial ax to grind, they help to whet its edge. Nearly all these publications are in the field to swindle the operators in the "street" in the interest of the leaders of the market.

NOTWITHSTANDING the tightness of money, the new 3 per cent. bonds just issued commands a premium of from 1 to 2 per cent. Of the called bonds, there were three hundred and eighty-nine million outstanding when the exchange began. Two hundred and sixty millions of these have already been converted into 3 per cents., and the whole of the old loan will be closed up by the end of the year.

WHAT is the matter with the Western Union? Every broker's office is supplied with points to the effect that it will soon reach par; but for the last year and a-half it has spurted up and down, between 71 and 92. Of course its revenue has increased with the growth and business of the country, but there is always some set-back in the shape of a new company to buy up.

### Important From Washington.

[From a correspondent on the inside.]

WASHINGTON, D. C., Oct. 5, 1882.

Editor RECORD AND GUIDE:

My information is positive that Roscoe Conkling will not take the stump for the Republican State ticket in New York. The ex-Senator is disappointed with public life, and is sore over the recollection of what he considers the treachery of politicians. From his point of view, Hayes and Garfield, both, owed the presidency to him. He believed Tilden was elected honestly, and he was ready with a speech that would have killed the famous 7 by 8 commission. But such representations were made to him, by John Sherman and others, that he finally acquiesced in the construction of the machinery by which Hayes was declared President. His reward was the open enmity of the administration for the four years it was in power. Then, in the last canvass, his friends insist, that he and Grant elected Garfield, after Blaine had failed in the canvass he was making. Again he was recompensed by a determined attempt to ruin him politically, by the man he had made President. When he resigned his seat in the Senate, he was persuaded by Speaker Sharpe and others to seek a re-election at the hands of the New York Legislature, although he then wished to get out and keep out of public life. The canvass for Senator resulted in his defeat, Cornell, Sharpe and the other men whom he has given political positions, turning against him at the last moment.

Ex-Senator Conkling is now pursuing his profession of the law, and is making a great deal of money. All his life he has been in straitened circumstances, for, to his honor be it said, he has never profited by his position as a political statesman. Years ago he complained to your correspondent that his income was entirely inadequate to meet his necessary wants. He said President Grant had repeatedly asked him to become Secretary of State; he could not accept, though he would have liked to have done so, because to have filled the post properly would have cost him \$50,000 a year, which was more than his entire fortune at that time. Hamilton Fish spent the \$8,000 he received as cabinet minister in house rent alone. It is understood that Mr. Conkling's present legal practice is worth about \$60,000 a year, and he proposes to put money in his purse before re-entering public life.

I have it from excellent authority, that when Secretary Folger resigns Senator John P. Jones, of Nevada, will take his place. Jones is very popular here and is an intimate friend of President Arthur, but there is a very general concurrence of opinion that he lacks every qualification for making a good Secretary of the Treasury.

The time has come when the truth should be told about the change of feeling at the capitol toward President Arthur.

During the late President's fatal illness, the then Vice-President bore himself with such tact and discretion as to win golden opinions from all sorts of men. After he assumed the presidential chair his conduct and deportment were unexceptionable; but soon it began to be rumored that Mr. Arthur's associates were not those which should surround the chief magistrate of the nation. Hints were heard as to his habits, which were not what they should be. He never retired until early in the morning, and was very late at his desk to receive those who had official business with him. Then it was recalled that in the investigation of the collector's department, by the John Jay commission, the following passage occurs:

It came to our notice, early in our investigation, that the collector, as a rule, failed to appear at his office until midday, or after. \* \* \* A neglect of duty so conspicuously displayed in the presence of a large corps of subordinates must inevitably have produced a very demoralizing effect upon the morale of the office. \* \* \*

The fact was that for many years of his life, the gossips say,

Chester A. Arthur spent his nights at Harry Clifton's "Shades" in Lexington avenue. The landlord is now dead, but if the walls could speak, they would, it is said, be able to tell some stories which the American people would not care to hear. Then the fact is recalled that when Mr. Arthur commenced his legal career he was the attorney for the emigrant runners, whose plundering of the poor foreigners resulted in the establishment of Castle Garden. These fellows became politicians and "heelers," and it was because of this acquaintanceship that Arthur became the local boss of the Republican party in New York City. Now that he is President, Arthur is determined to have a good time; to indulge his appetites in his own way and leave the government to take care of itself.

Bear in mind that I do not make any of these statements of my own knowledge. I am simply reporting to your readers the gossip of persons representing the administration at Washington.

The country will soon hear more on this subject, for there being no principles at stake in our political contests, personalities will be indulged in, and the chief magistrate of the nation will not escape unscathed.

BARLOW.

### New York Architecture.

Whoever compares the building now going on in New York, and which has been going on at an increasing rate since the recovery of the city from the commercial depression of the lean years following 1873, must be struck with the very wide architectural gulf between this and any previous period of building activity. These periods may be divided in a rough way, which is practically accurate enough, into the period following the completion of the Erie Canal, which gave New York its first impulse towards a metropolitan position, and lasting until the fire of 1835 and panic of 1837; the period from that date until the panic of 1857; the period from that, covering the flush years after the war until the panic of 1873.

Before the completion of the Erie Canal New York had been little more than a village, and there had been nothing distinctive in its architecture. Like all colonial architecture, it accepted the standards and reflected the conditions of life in the mother country. When Manhattan Island was a Dutch village it was an imitation of villages in Holland, and the 17th century houses of New York and Albany, of which there are a few relics in the latter city, are nowise different from the Dutch houses of the same period. When New Amsterdam became New York, its houses were those of an English colony—as near as the owner could make them, with the help of English mechanics, like houses "at home." Such relics of the colonial period as survive have only an antiquarian interest. There was nothing done that was not better done in Holland and in England.

The influence of the "Greek revival" began to be felt in New York at about the time when the prosperity produced by the building of the canal took durable expression in brick and stone. The chief monument of this prosperity was the granite Merchants' Exchange in Wall street, now the Custom House, which was begun in 1825 and finished in 1827. The private dwellings of substantial citizens, which now began to be erected, all show the influence of this Greek revival as distinguished from the Roman Renaissance. This latter phase of architecture it was, as treated by Wren and his successors, that furnished the models for the buildings of the colonial period, and of the period just after the Revolution, when political independence had not been supplemented by independence of any other kind; when Americans still built, as they dressed, dined, did business and worshipped, as much like Englishmen as they knew how in the absence of mails three times a week and an Atlantic cable.

But this Greek revival left its mark very distinctly on New York. Bowling Green, East Broadway, St. John's Park, Hudson street, Bleeker street, Bond street, Washington square, the lower part of Second avenue retain to some extent the character which was impressed upon all the building of New York for thirty years. It was not a bad character by any means, what there was of it. The houses were roomy, ample in frontage, no deeper than could be conveniently lighted from front and rear, sensibly planned, thoroughly built and eminently comfortable. Whoever lives in one now has every reason to rejoice over those of his acquaintances who inhabit the 18 foot brown stone fronts of a later period. When Mr. William Butler Duncan left a florid brown stone front on Murray Hill to move down to one of these old houses in Washington square—the same now occupied by Ex-Mayor Cooper—he was generally recognized to have done a very judicious thing. Comfort, to be sure, is not architecture, but a house will be a monument to its builder whether he wishes it or not. These houses of red brick, carefully pointed in white, with white marble or sandstone sills and lintels, were sparingly decorated. The ornament consisted of the marble or sandstone doorway, a Doric or Ionic "order," or else a molded arch with projecting keystone, an "egg and dart" or "bead and reel" molding under the cornice, and sometimes some modillions carrying that member, and a pair of fluted columns or some other enrichment flanking the opening of the dormer window. All of this ornament, except the doorway,

was in wood painted white or brown to match the marble or sandstone. It was all modest in scale and carefully and precisely wrought by hand, in days before molding machines were thought of, and the result certainly could not offend anybody. The houses had a decent, sober, solid, God-fearing, bourgeois aspect as becomed the abodes of the people who built them.

The next typical house of New York was the brown stone front, and if an archaeologist were compelled to restore the history of New York from its dwellings, it is to be feared that he would have to conclude that the people underwent a rapid degeneration between 1835 and 1855, and that the solid and respectable merchants of the former period had been succeeded by a community of vulgar adventurers. During the former period it is evident that every man who lived in a costly house had his house built to suit him. In the second almost everybody lived in one of a block of houses put up by a speculative builder without any reference to the individual needs of any householder, but with reference to what the speculator took to be the average needs of the community. The houses all came from a "slop shop." If a man had any habits different from his neighbors, if he studied more or entertained more, or even begot more or fewer children, so much the worse for him. No provision was made for his eccentricities, and he laid himself down upon his Procrustean brown stone bed to be sawed off at one end or pulled out at both in order to meet the builder's views of what he ought to be. And the house calculated for the average citizen was really comfortable for nobody. In fact, a narrow, deep, high stoop, brown stone house, such as the average merchant or professional man had to live in twenty years ago, and to a great extent has to live in yet, is a remarkable monument of greed and ostentation. The greed is shown in the attempt by means of a high stoop—which is a device for going up-stairs out of doors instead of under shelter—to obtain two first floors, an attempt impracticable by reason of the impenetrability of matter. It is shown also in the habit of building houses of the full width of the site to the depth of 60 or 70 feet, so that the middle third of the house can be neither lighted nor ventilated effectually, but remains a dark and musty and useless abyss. The typical Philadelphia house is far more convenient than the typical New York house, because the type of the Philadelphia house has been fixed by people who had their houses built to suit them, whereas the type of the New York house was fixed by speculative builders who built other people's houses to suit themselves, with the utmost economy of thought as well as of money. The typical Philadelphia house is not a high stoop house; the stairs do not slope up into darkness from the front door, but are carried up at the back of the main building, where they are unobtrusive and well lighted; an extension leaves the main building so short that it can be lighted from front and rear; the kitchen is at the end of the extension, so that the visitor does not discover when the front door is opened what the family had for breakfast and what they will have for dinner; and the floors of the main house and of the extension being on different levels, a series of landings occurs in the stairway which makes the ascent much less tiresome. So much for thoughtful planning with an eye to comfort, against planning with an eye only to saving trouble and getting quick returns.

Here again we seem to be digressing from architecture, but the justification remains that a man's house will in spite of him express his way of thinking, or of not thinking, and the brown stone house was not a flattering likeness of the New York man. Ostentation and greed we repeat, were curiously mixed in it. The brown stone front itself was a piece of ostentation. It was not that people preferred the look of brown stone to the look of red brick, in color or in texture. It was only that a brown stone house cost more than a brick house, and therefore brick houses were veneered with a thin slice of brown stone, four inches, three inches, two inches—a mere sandstone plaster—and this brown stone, which would have looked respectable if the wall had been built of it roughly dressed was rubbed into smooth inanity. There was no grouping of openings so as to express the interior arrangement, or so as to give a sense of sufficient abutment at the ends, but the front was pierced with openings equally spaced and all alike except a towering doorway. These openings were surmounted and surrounded with moldings as exaggerated in size as those of the preceding period had been modest, and as coarse in workmanship as those had been refined. The difference in the cost of the fronts was mainly in the profusion of these moldings, and those which had the least of them were the least offensive. Sometimes there was some additional carving, as in a house at Thirteenth street and Fifth avenue, which is profusely decorated with cherubs and things so devoid of any merit in design or execution as to serve no purpose except to show that the house cost money. A certificate of the owner's bank balance in large letters hung up against the wall would have served precisely the same purpose as this decoration, the object of which was not to give pleasure but to excite envy by making ostentation of riches. Of course any work in which this purpose appeared was thereby rendered hopelessly vulgar. That criticism about the bank balance has lately been made upon the carved decoration of Mr. W. H. Van-

derbilt's houses, but with entire injustice. The ornament there is certainly unfortunate in its relation to the structure, to which it is entirely irrelevant, but has in itself much elegance, is very carefully modelled and extremely well executed. But to return to our brown stone house. Big or little, bald or overloaded with ornament, it was always surmounted with a monstrous cornice, made of wood or galvanized metal, painted in imitation of stone, and largely exaggerated from a stone cornice in dimensions and details. It would have been difficult indeed to make a stone cornice of this size and projection carry its own weight. At any rate the present writer is not aware of a single stone cornice over a brown stone front. Above this there was nothing, and this fact is almost fatal to architectural expression. A visible roof is necessary to the sense of shelter, which is the primary need of a building artistically as well as practically.

Such was, and is, the brown stone front behind which the great majority of respectable New Yorkers were and still are doomed to pass their lives, and a dwelling less likely to cultivate the sense of beauty was never erected by man. "I have often sadly thought of this," says Carlyle, speaking of the works of the speculative builder in London, "that a fresh human soul should be born in such a place—born in the midst of a concrete mendacity; taught at every moment not to abhor a lie, but to think a lie all proper, the fixed custom and general law of man—and to twine its young affections around that sort of object." Of course, there were many better buildings than the brown stone front put up during its prevalence, and men who lived behind a sham front, covered by a sham cornice, devised beautiful buildings. Even while the brown stone reigned in domestic architecture, Mr. Draper was designing houses for a few men, such as Governor Morgan's and Mr. Belmont's houses in Fifth avenue, and Mr. Aspinwall's house in University place, which revived and improved upon the purity and refinement of the earlier houses without copying their forms. But what we have described was the vernacular architecture of New York, and it is not by isolated monuments, churches, and public buildings and the like, but by the common type of human habitation that the aesthetic cultivation of the people, apart from a select group of specialists, is to be judged. It was extremely rare for a rich New Yorker to employ an architect to build his house, and it was even rarer to come upon a house which looked as if it had been built by an individual for an individual. Nine hundred and ninety-nine out of a thousand came from the brown stone "slop shop," and were built upon the assumption that men were all alike, income only excepted. The brown stone front entered into the soul of the New York builder and controlled all his conceptions. Here are two amusing instances of this. The Union Club, a building having, of course, special and complicated requirements of its own, is simply a brown stone cube, magnified, and equally exaggerated in mass and in every detail, from a three-story house. The Fifth Avenue Hotel is a series of 25 foot houses, three windows wide, only veneered with marble instead of sandstone; and by a "survival" of the brown stone house idea, the separate houses of which it is imagined to be composed of are separated from each other by a slight widening of the interval of wall.

These things show how firmly imbedded are the brown stone house type, if not in the affections or the thoughts, at least in the "unconscious cerebration" of New Yorkers. And now the brown stone house is evidently doomed. Long rows of brown stone houses are indeed still going up, but they are fewer every season in proportion to the total number of new buildings, and now it cannot be said that there is a type of New York house. What we see going up about us are gropings after a new type. Instead of an accepted standard, as in the first and the second periods of the existence of New York as a metropolis, we have departures from all standards. When we used to see advertised for sale or to let a "20 foot three-story" or "four-story high stoop brown stone front," we knew exactly what to expect. We had been in the house, and all that we could wish to know about it we knew, even to the moldings of the parlor cornice, from this description, except where it was and whether or not it was in good repair. But what are we to make of such advertisements as this, "elegant houses just finished in 'old colonial style';" easy to make quaint and interesting," or this "a gem—the oddest and only house of its kind in New York." These are actual advertisements clipped from recent papers and they suggest that a "movement" is going on with a vengeance. Fancy appealing to a New York business man of fifteen years ago, or to his wife, with "the oddest and only house of its kind in New York," and expecting him to be allured by the announcement. Then that he "never saw such a thing before in his life," was his strongest form of condemnation of a building; now, as we see, it is to him a certificate of merit in a building. Has the very real estate agent grown æsthetic and does he do business with a sun-flower in his hat and a lily in his hand? Almost every owner who is putting up houses for sale or rent to well-to-do people thinks it necessary to employ an architect and entreat him for something new. That the employment of architects has resulted in a great improvement in planning no reasonable person can deny; that there is, upon the whole, much more thought brought to bear upon

the arrangement of houses, and that new houses are far better contrived with a view to the health, comfort and convenience of their inmates and to what may be fairly expected to be the habits and tastes of special classes. As to architecture, everything is afloat. The new streets seem to be arrayed as for a masquerade. The young architects have ransacked all times and all countries, not only for hints and suggestions, but for copies and caricatures and for completed types, which they have adapted with more or less success, according to their place in the long scale of professional skill and competency. Among buildings now building or lately built, besides the academic Gothic and the academic Renaissance which were the two divisions into which all buildings of ten years ago fell, except the vernacular brown stone fronts, we can now count "Colonial," Queen Anne, Florentine Renaissance, English Renaissance, French, Transitional Gothic, French Renaissance, Dutch Renaissance, Hispano-Moorish, Neo-Grec and "Old New York," not to mention Japanese and even Celtic motives in decoration and detail. Very evidently we are "proving all things." Shall we "hold fast that which is good?"

That is the important question which the building of the next few years is to solve. THE RECORD AND GUIDE proposes to do its part towards securing an answer affirmative and honorable to us, by analyzing from time to time important or typical buildings, as they are completed, with reference to those standards of beauty and fitness which novelty can no more overturn than custom can stale, and by which all work of past and present architecture must finally be judged; to test them, as Ruskin puts it, "by those larger laws in the sense and scope of which all men are builders, whom every hour sees laying the stubble or the stone."

### The Man of the Twentieth Century.

In view of the improvements which have been made in the material conditions of mankind, it may be useful, as it will certainly be interesting, to try and forecast the probable life of the man who will be born after the close of the 19th century.

To begin with, he will probably come into the world under somewhat better physical conditions than did his 19th century progenitors. People who are diseased, or are heirs to hereditary ailments will probably, in the next century, be prohibited from becoming parents. It will then, as it ought now, be recognized as a sin to bring into the world a human being predestined to a life of crime or physical misery. There will be no cranks, idiots or weaklings born in the days to come. Hence everyone will start life under the most favorable circumstances.

Then from birth to manhood the youth of the 20th century will be under the best hygienic care. His body and mind will be thoroughly trained under methods which are the results of the experience of ages. He will be fully equipped for the work of life by strict mental and physical discipline, and by the time he reaches manhood he will not only have a general knowledge of the world he lives in, but will be specially trained to pursue some useful trade or profession.

Then the man of the 20th century will be practically disciplined in the kind of knowledge which will keep him in the best mental and physical health. He will know just what to eat and drink, for the selection and preparation of food will then have become an art founded upon the science of life. All deleterious substances and unwholesome stimulants and narcotics will be eliminated from the list of foods and drinks to be partaken of, and the supply of eatables will be adapted to the wants of each organism. Ardent spirits will not be tolerated, though, probably, wines of rare vintage and of slightly tonic and stimulating properties may be permitted for rare festive occasions. Not only will cooking be more healthful, but chemistry and art will combine to make the food of the coming man more delicious than the *vindis* of a Delmonico or the Apician feasts of the ancients. When people are well born and properly fed, all manner of diseases will in a great measure disappear.

The house and home of the future will also be very different from its prototype of to-day. In these future palaces of humanity there will be no unventilated chambers or unlighted recesses. The structures in which the human race will live will probably be of glass and iron and cover immense areas of ground. The dwelling will enclose spacious gardens in which rare fruit and flowers can be grown under cover. Then one of the greatest reforms to be effected by the man of the 20th century will be the preparation of air and water to fit them for human uses. Man now cooks nearly all the liquid and solid food he consumes, but he takes his air and his water raw, as it were; although he knows that it is through these two agents comes most of the contagious fevers and malarial diseases, which create such misery among the children of men. The liquids used to quench thirst will be distilled—freed from all suspicion of sewerage, contagion or malarial poison, and so manipulated as to be as pleasant to the taste as champagne or a rare *liqueur*, without any of the subsequent ill effects, which results from the use of alcohol in any of its popular form. The air will

also be prepared so that when inhaled it will not introduce poison into the system. Hence the necessity for not only living but transacting ordinary business under a covering that will exclude the outside atmosphere, and permit the manipulation of that within the enclosure to fit it for inhalation by human beings. Then the temperature can be adjusted so as not to be cold in winter or oppressively hot in summer, for with the aid of science it will be as easy to refrigerate as to warm. The man of the future will not only live without fear of cholera, yellow fever, typhus fever or rheumatism and consumption, but he will not even have colds, for there will be no drafts. In his vast inclosure of glass and iron he will be able to breathe any atmosphere most healthful or pleasant to him, for it is within the possibilities of science to-day to reproduce the dry tonic air of a mountain country—the salt-laden atmosphere of a Florida or the balmy odors of Italy or the sea coasts of California. There need be no fires in these great hives of life and industry, for the heat can be furnished in the form of steam or hot air generated in distant reservoirs, while of course electricity will furnish the light. The illumination will be so complete that the man of the 20th century may, if he likes, sleep at mid-day and do all his necessary work and satisfy his recreative needs between the setting and the rising suns.

The dress of the man of the future will be both convenient and artistic. The canons of art into which he will be indoctrinated while young will cause him to discard the sombre and ugly garments we now wear, and with them the swallow-tail coat and stovepipe hat. His clothing will be light in texture and varied in color. The dresses now seen only on the stage, in spectacles and in courtly pageants will then adorn our daily life. For work, of course, sober and convenient garments will be made use of, but street costumes and those destined for social and festive occasions, will be marvels of beauty, and the man of the 20th century will vie with the woman of all previous centuries in the splendor and bravery of his habiliments.

Religious creeds will, by the next century, be outworn, but the spirit of religion will be more rife than ever. Emotion will be married to art, and reverence, awe, wonder and a desire for the highest God of our fellows will be universally inculcated and practiced. The temples of humanity will be thronged with worshippers, not only one day in the week, but every day and every hour in the day. Religious ceremonials will call into play the artistic faculties of the race, and everything that appeals to imagination and fancy will be made use of to add to the splendors of the ritual that will express the religious fervor of the man of the 20th century.

C. C. C. C.

### Our Prophetic Department.

QUESTIONER—I understand you have been engaged by THE RECORD AND GUIDE to forecast the future in business and politics. You are, I hear, to tell us when to buy and what, and when to sell. You are expected to know when the temper of the "street" has changed, and when one ought to be a "bear" and when a "bull." You are to tell, through my inquiries, how elections are to go; who is to be the next Governor of the State of New York, and the probable candidates for the Presidency in each party.

SIR ORACLE (deprecatingly)—Spare my blushes. You are asking, perhaps, too much. It is true I have been given to guessing; I have been considered fortunate in my forecasts. Every business man and politician, as well as every stock operator is, or aims to be, something of a prophet. A man is said to be sagacious when he buys goods, which he can subsequently sell at a higher price. Discounting the future is, in this age, all but universal; and this means the gift of foretelling. I will endeavor to answer any questions affecting the public interest you may ask me.

QUESTIONER—How soon may we expect a "bull" market on the Stock Exchange?

SIR ORACLE—As soon as money becomes easy, and there is an assurance that exchanges are in favor of New York, from the South and West. The depression in stock values is wholly due to the enforced contraction of loans, caused by the demand for money to move the crops and to carry over merchandise until the thirty, sixty and ninety day paper matures. At this time of the year there is always a contraction of from twenty-five to forty millions in the loans on this market; hence the pinch in money between the middle of August until near the end of October.

QUESTIONER—Did we have any such contraction in previous years? Are September and October always "bear" months in the stock market?

SIR ORACLE—They are likely to be, for there is always an extra demand for money when crops are large and business active, and when merchants are eager borrowers, to tide them over to the time when their customer's notes become due, which is towards the close of the year. But last year, in 1880 and in 1879, the market was relieved by an inpouring of gold from Europe. Every dollar we received from that source was worth four dollars in discounts. This year there is no relief from that source, nor is there likely to be, until the close of the year, if at all. We have shipped

gold abroad this year, to the extent of thirty-five million dollars, and this at a time when our business was increasing and our enormous crops required unusual sums to bring them to market.

**QUESTIONER**—When would be a good time to turn "bull" in the stock market?

**SIR ORACLE**—Whenever it is clear that the tide has turned in favor of this market. Should exchange ever reach the gold importing point, buy all the stocks you can carry; for their prices will certainly rise. The history of the last three years proves conclusively that prices go up, whenever we import gold.

**QUESTIONER**—What is the easiest way to make money, in the present position of affairs?

**SIR ORACLE**—Sell corn, oats, pork and other meats, and all animal products, such as lard. But beware of corners in these articles in October and November.

**QUESTIONER**—Your reasons, good sir?

**SIR ORACLE**—The Northern hemisphere of the whole world has yielded abundantly of wheat, oats and grass for the past year. There has been no failure anywhere. This means very cheap vegetable food until the next harvest. Animal food cannot remain high, when grain is abundant the world over. Twenty-two dollars a barrel for pork is an absurdly high price with wheat a dollar a bushel. The oat crop of this country was never so large, and both it and corn which is, at least, an average crop, take the country through, must see lower figures after December.

**QUESTIONER**—Your advice, then, is to sell short, pork, beef, corn, oats and lard; but, as I understand, you are a "bear" on the stock market?

**SIR ORACLE**—No, not that exactly. When grain goes down in price because of its abundance, stocks are generally a purchase; and they would be now, were it not for tight money. People who can put up good margins, or can buy outright, need have no fear to invest at the present figures. Stock, may go off still further, they may even see a crisis, but the average price of good securities, yes, of all securities, except governments, must in time reach a higher valuation.

**QUESTIONER**—In time, but what time?

**SIR ORACLE**—Probably toward the end of October, or the earlier part of November, but certainly some time between January 1st and March 1st.

**QUESTIONER**—I notice you have said nothing about cotton, is that a purchase or a sale?

**SIR ORACLE**—My advice would be, to buy all you can get, under 11 cents for middling; but I should not like to sell "futures" which would not become due till next spring. When food is cheap and work plenty there is always heavy demand for cotton goods from the working classes. I think the cotton mills in all countries will be kept actively employed until next May. A good rule to follow is to go long of stocks and cotton when food is very cheap and work plenty.

**QUESTIONER** (to change the subject)—Who will be the next Governor of the State of New York?

**SIR ORACLE**—Cleveland.

**QUESTIONER**—How about Pennsylvania, Indiana and Ohio?

**SIR ORACLE**—In the latter State the Republicans may hold their own, but they will come to grief in Pennsylvania and Indiana. But when the elections are over, it will be found that the Republicans have done very well in Congressmen. When the country is prosperous it always inures to the advantage of the party in power, but local considerations will largely affect the vote on State officers this fall.

**QUESTIONER**—The next Democratic candidate for Mayor of New York will be—

**SIR ORACLE**—Some one openly or secretly pledged to John Kelly. A minority faction with a single head, and he a good fighter, generally gets the best of a many headed majority. One bad general, in politics as in war, has a great advantage over several good generals in a divided command. Hence the impossibility of getting rid of political bosses. The problem of problems in this country is how to get good bosses.

**QUESTIONER**—What is the meaning of this outcry against bossism in Pennsylvania?

**SIR ORACLE**—Its only significance is that Don Cameron is not his father. He lacks the organizing and ruling power of Simon Cameron. The human political hive in this country cannot get along without a boss, any more than the bees can live and thrive without a queen.

**QUESTIONER**—Which State will supply the next Democratic candidate for the Presidency?

**SIR ORACLE**—New York or Indiana. They are both Keystone States, for the successful candidate must carry one or both. It now looks as if the contest would be between Grover Cleveland, and Senator McDonald, of Indiana.

**QUESTIONER**—And the Republican candidate?

**SIR ORACLE**—Prithee no more, you have pumped me dry, call and see me next week.

## The House.—Its Finishing and Furnishing.

### Glass as a Decorative Agent.

Perhaps one of the most noticeable features in modern buildings is the extent to which colored glass is used in decoration. The revival of interest in art has very largely modified and changed public opinion in regard to the admission of light into dwellings, and efforts are constantly being made to combine the admission of fresh air and a sufficiency of windows with a mellowed and refracted light.

In dwellings of moderate rental, this ambition is limited by the expense of colored glass as compared with the ordinary sheet glass provided for windows, but in mansions, and in all buildings where expense is no great object, the amount of stained and ornamental glass introduced grows larger every year, and a great deal of interest attaches to its application as well as to its manufacture.

The uses to which it is put are many. Skylights, transepts, occasional windows, margins for glass doors and windows, fire screens, ornamented chandeliers and hanging lamps, are among the most usual, while entire windows of painted glass are introduced into reception rooms, drawing rooms and libraries. A new and very costly application of it is as a lining for ceilings, in which case to overcome the objection of the absence of light behind it, it is lined with gold or silver leaf and thus artificially refracted.

The great increase in the demand for colored glass has so stimulated its manufacture that whereas a few years ago almost all the cathedral and antique glass used for churches and houses was imported from England, and the more handsome kinds, such as opalescent, from Germany, the market is now largely supplied with that made in the States. There are many leading manufacturers of this material to-day, and no less than twenty-five firms in the vicinity of New York who are making large profits in supplying the constantly increasing demand for handsome windows. Thirty years ago glass staining was looked upon almost as a lost art, so impossible did it seem, to discover the secret of the wonderful colors and combinations of ancient glass, but Mr. Winston, an Englishman, after devoting many years to laborious researches and analysis, succeeded in 1850 in producing colors in glass which were fully equal to those so long hopelessly admired. Since that time constant improvements have been made in the details of the manufacture and still more in the manner in which pictorial windows are made.

In former times, the main object of the glass painter was to make the leadings which unite the pieces of glass serve as outlines for the design or representation, and, as a consequence, to subordinate the picture to the unavoidable conditions of the art. But to-day the artist has a higher aim, and one which renders him regardless of the tracery of the leadings. His great object is to represent nature with absolute accuracy in the natural tints of the manufactured glass, without the aid of any paint or enamel. To accomplish this, as there is necessarily a limit to the colors obtainable in glass, whereas nature's hues are practically limitless, the artist has resource to combinations of glass, precisely as in painting he would have resource to mixing colors. But the process by which a similar result is obtained is even more difficult with glass than with paint, and is only accomplished after many experimental trials, by laying different tints of glass one upon the other and so modifying the refraction of light that the right effect is produced. It is obvious that the artist who designs for such work must have a practicable knowledge of the whole science of refracted rays, and must understand the limitations and possibilities of the material in which his ideas are to be carried out. In some recent productions the fidelity with which this ambition has been realized is almost incredible. We have seen a colored window, the order for which has been carried out by Herter Brothers, and which is intended for the drawing-room of a New York mansion, in which the design is an elfin chasing a butterfly through the ether, and which is so exquisitely depicted in glass, that the quivering leaves of a clinging vine and the bright wings of the butterfly, indeed every detail, is as perfect as if painted in oils. Such marvels of art as this, and others of the same kind found in the modern homes of the wealthy, are, it is needless to say, of enormous cost, not only because they are the work of most skilled artists, but also because the glass used in their preparation is of the most expensive kind.

Opalescent glass, which is largely manufactured at Williamsburg, may cost from \$15 to \$50 a foot, and enters largely with the combinations of such pictures. In other glass paintings where figures are predominant, every feature is faithfully reproduced, the eyes and hair being of the natural color. The most beautiful specimens of this realistic glass painting have been produced at Munich, but those recently accomplished by American artists can compare favorably with them.

As we pass from a consideration of these marvellous productions to an account of the manufacture of ordinary colored glass windows, we shall find that the same principle underlies both. The glass, whether of foreign or domestic manufacture, is at hand for selection by the artist, and also a supply of what are known as "jewels"

and "crystals." These "jewels" and "crystals" are the raised knobs which enter so largely into the composition of elaborate windows, and they are made in various sizes; the jewels, being molded, ground with sand or emery, and polished with rouge, the crystals hacked off lumps of colored glass and chipped to any shape or size that may be required with a hammer. The first thing necessary, the glass being provided, is to obtain the design, which is the work of a qualified artist, and is called the cartoon; upon it, figures, corresponding to the various colors to be used, are numbered. From this cartoon, a "cutting drawing" is made, that is to say, a drawing in which the outlines only of the various colors are given. Upon this "cutting drawing" the workman lays the pieces of glass in accordance with the numbers given, and fastens them in position with pins, when the leadings, which are grooved and flexible, are placed around each piece as it is laid on the outline, and when the drawing is completely covered the various pieces are soldered together. An ordinary stained glass window passes through four hands after the design has been furnished, those namely of the cutter, burner, fret lead glazer and cementer.

The process of staining the glass is carried out at the factory, and with the exception of the various shades of yellow, which are produced by the action of oxide of silver, which penetrates the glass, they are fused in with the material itself, and are entirely mineral. In the commoner style of window, where ordinary work only is attempted, the shading and deepening of colors is accomplished by the use of brown enamel, which is laid on with a brush and burnt in, while the peculiar tints are gained by using several thicknesses of glass, the grooves of the leadings being made wide enough to hold them. The jewels and crystals are laid on and leaded in the same way, and this style of work is technically known as mosaic. For the margins of windows, and in all cases where pieces of glass of uniform size are used, narrow leadings in exact squares are used, and such margins are now almost universal in offices and on the stairways of public buildings. The recipes for coloring glass vary in different manufactures, but by the courtesy of Mr. Kirtland, of 37 Clinton place, himself a practical artist, and one of the largest importers of colored glass in the country, some idea of those most employed can be given. The yellow stain produced by oxide of silver varies in depth of color according to the quantity of the silver used and to the amount of heat to which it is subjected, and is thus obtained from the lightest shade of lemon to the deepest orange. The brilliant reds and blues, the deep purples and shimmering greens, the ambers and lustrous white with which we are all familiar, as produced by mineral combinations:

RUBY—Copper scales, iron, sand, sulphur brimstone, chalk, ash.  
 AMBER—Peroxide of iron, manganese, flint batch.  
 AMETHYST—Flint batch, iron stone, purple callet.  
 EMERALD GREEN—Flint batch, flint callet, iron filings, borax, antimony.  
 DEEP GREEN—Sand, lead, soda, nitrate of soda, black oxide of copper, crocus martus.  
 BLUE GREEN—Flint batch, black oxide of copper, oxide of iron.  
 BLUE—Sand, lead, ash, manganese, cobalt, borax.  
 AGATE—Sand, lead, ash, nitre, phosphate of lime, arsenic.  
 OPALS—Sand, lead, nitre, arsenic, and occasionally an addition of sulphate of lime.  
 TURQUOISE OPAL—Sand, lead, nitre, phosphate of lime arsenic, calcined brass.  
 BROWN—Flint glass, red lead, manganese.  
 ALABASTER—Sand, ash, quick lime, arsenic, phosphate of lime.

The enamel colors which are laid on the surface of the stained glass are burnt in exactly as they are in china painting. They are variously produced: Brown from oxide of iron, black from manganese, yellow from chromatic acid, pink or purple from gold, green from copper. Which are mixed with a glass flint composed of sand, red lead, glass and borax.

The ordinary cathedral glass is blown in cylinder form, then placed upon an iron table, and rolled with a heavy roller, then it is known as rolled or hammered glass. The many colors imparted to opalescent glass are also obtained in a similar way. When the glass is still flexible, quantities of various colored pieces are crushed and scattered upon the iron table before the glass is rolled out. The opalescent sheet is then laid over the powdered fragments and it is rolled out, they sink into the surface. This opalescent glass is particularly valued for fire screen, and is very beautiful in effect.

Very great use is made in London and Paris of Mosaic window curtains for the lower half of the windows, and this fashion is now being constantly adopted in New York, not only for restaurants and places of amusement, but also in private houses. Among other decorative uses to which it is put are circles of many colored pieces, which are hung at an angle from the window, and so catch every fitting sunbeam or ray of light. There is no question, that decorated glass will be more and more largely used in the construction of modern houses. In large buildings, in flat houses and in public works, it is quite wonderful to note how the substitution of stained glass for the blank surface of ordinary window glass improves and lightens it up. Unquestionably, the more widely artistic taste spreads, and there seems little danger of any retrogression in that respect, the greater will be the demand for glass as a decorative agent.

### On Gilding and Bronze Powders.

A most important material for house decoration is gilding, and, considering its beauty and durability, it is no wonder that it is largely applied for that purpose. The best method of gilding, is, of course, the application of genuine gold leaf, but as gold is one of the most expensive substances, industrial ingenuity has succeeded in beating it out to make thin layers, that an amount of gold leaf sufficient to cover a square foot of surface, is sold for about a quarter of a dollar. A very cheap substitute for gold leaf is the so-called Dutch gold leaf, largely manufactured in Germany, and consisting of nothing but an alloy of copper and zinc, in the proportion of one part of zinc to three or four of copper. Being much thicker than genuine gold leaf it is easier applied, while the genuine gold leaf is so excessively thin and light as to exclude its application under certain circumstances, where it offers for this reason practical difficulties.

The frames in which cheap pictures sold at auction rooms are set, are usually gilded with this brass leaf, it need not be said that no durability can be expected from such material, that it soon turns green, and that no protective varnish has thus far been made to prevent this. Some twenty years ago the experiment was made to gild the large cross on the spire of the German church in Fourth street, near Avenue B, New York, with Dutch gold leaf, and protect it with a varnish claimed to be weather proof, and so it proved to be to a great extent, and notwithstanding this, the gold leaf under it turned green in a single season.

The makers of moldings and picture frames use now largely silver leaf, and give it the color of gold, by a shellac varnish colored by some transparent pigment such as dragon's blood, which varnish at the same time prevents the tarnishing of the silver, to which it is subject, by traces of sulphurous vapors given off by gas, sewerage vapor, the frequent use of matches, etc.

The practical application of the genuine gold in the form of leaf, being under certain circumstances connected with more difficulties, as above referred to, liquid gilding material has been substituted, chiefly consisting in emulsion of gold powder in some liquid article such as varnish, mucilage, etc., with which the gold, in the form of a very fine powder, is mixed, or to which the dry gold powder is applied while the varnish is still moist and sticky. This is the way in which most of the printing in gold is executed, taking advantage of the stickiness of the ink when fresh from the printing press.

As the application of gold in this form is much less economical than in the form of gold leaf, imitations have been introduced in the trade under the name of bronze powders. They are made of various materials, among which a compound of tin and sulphur, called sulphurate of tin, is one of the most available, considering its low price and durability. But it is a fact, that notwithstanding the varnishes used protect it to some extent, as well as they do the other kind of bronze powders, there was nothing thus far which would compete with the real gold.

We mentioned other kinds of bronze powder, and wish to call the attention of all interested to the judicious use made of them in some of the most recently erected large buildings in New York City; as for instance in the building known as Temple Court, corner Beekman and Nassau streets, many of the iron ceilings, railings and elevator shafts are covered with a silver bronze varnish, which gives the whole a very rich appearance. There are various colored bronze powders to be had, from silver white through different shades of yellow, orange, red, green, bluish and purple, in fact, all the colors of the spectrum, of which the judicious application may largely attribute to the now so much desired novelty in house decoration. Surely it is a novelty to represent metallic surface of other colors than the white, yellow and red, prepared by silver, gold and copper, which are the only metallic colors there are in use.

A most important discovery in this line must be mentioned here, which is another of the many instances where, and at first mere curiosity, resulting from the chemical investigation of refuse matter, has led to the discovery of a substance which has turned out to be very useful, we refer to the discovery of vanadium by Del Rio in 1801 in the lead ore of Zimapau, Mexico. He called it erythronium, but its similarity with chromium, discovered four years before by Vanquelin in the red lead ore of Liberia, misled the chemists of that period, who supposed it to be the same thing. Every one, almost, knows how important the chromium compounds have become for house paints, and how the United States furnish a large if not the largest amount of new paint to the world. The so-called American vermilion is a compound of chromium with lead, which can be had in all shades from red through orange to lemon yellow. The mixing of these with blue gives the common chrome green, while the most indestructible green color is an oxid of chromium, and for that reason used for the numbering of the United States greenbacks.

The vanadium promises to be as important as the chromium, it has been discovered to produce the most brilliant bronze powders of various shades, from pure gold yellow to orange and red gold, imitating the alloys of gold with copper. While genuine gold powders cost some \$30 per ounce, the vanadium bronzes are sold at a good profit for \$6 an ounce, and less according to their fine, as in beauty and durability they prove to be perfectly equal to gold. It is expected that their use will extend, and in many cases supercede the ornamentation by colored paints or rather be more largely used in connection with the same.

### Gossip About House Decoration.

A new and very handsome style of art needle-work is coming into vogue. The raised designs upon Indian scarfs and Persian wraps are cut out and appliqued on to plush or velvet to serve as screens, portieres, etc. The effect is really beautiful, the designs themselves are so fanciful and form most graceful combinations, looking even better upon the deep tones of the plush or velvet backgrounds than they do on the lighter Eastern fabrics.

It is no longer the fashion to light up large rooms with central chandeliers; on the contrary, light is now provided from the corners of the room by means of upright pillars with extending branches from which gas-lights



gleam brilliantly. The electric light has not yet made much headway in private houses.

Painting upon mirrors is brought to great perfection by lady artists, and is much used now in decoration. In the London residence of the artist Boughton a beautiful calla lily seems to spring from the frame across the glass. It was ingeniously painted there by the artist himself to conceal a flaw in the glass.

The patch-work upon which our grandmothers exercised so much ingenuity is the subject of a revival, or, we ought rather to say, of a new departure. This novel patchwork is made by cutting foundation squares of muslin, all the same size, and arranging upon them odds and ends of silk or ribbon, plush or velvet, in any way the maker pleases, basting them in position and then joining them together with feather stitch in gold-colored flosselle. The squares when completed are joined together in the same way, and the result is a harmonious confusion of colors which has quite an Eastern effect.

Tidies, those misnamed articles of drawing-room adornment, are to be abolished; in their stead small squares of lace or muslin, or even of darker material are fitted into the backs of chairs and securely fastened in position.

Alligator skin, which has for some time been used for book bindings and slippers, is now the fashion for ladies' reticules and hand bags. It is handsome in appearance, but as it takes very few colors there is no possibility of much decoration or the exercise of trimming, etc. But, if not particularly striking, bags made of this material are extremely durable, and will last until their owners are tired of them.

Fashions in every department of industry change so rapidly now that even in carpets, what is the thing one season is old-fashioned before the next comes round. Formerly a design, if it was fashionably received, has run in the factories for eight or nine years, whereas now, a new one is substituted for it in almost as many weeks.

A Japanese lambrquin is a great success. It is made of the fancy squares sold in Japanese stores, which are cut into sharp diamond shaped pieces, one point in each being attached to a corresponding point in another, while, in the interstices between, small stars of colored cloths are inserted and caught to the two upper and lower points. Each of the lower points is finished off with a colored tassel, and the effect is very good indeed.

There is likely to be a revolution in chinaware if a new process recently patented is successful. This is for printing designs in colors upon china and glass, and it will lessen the expense of decorating china very considerably. The principle is the same as that of printing upon other materials, but hitherto painting upon china has all been done by hand, and has needed trained colorers as well as designers. By the new method the most elaborate designs can be printed off by young girls, and any number can be produced in fac simile.

### The New Produce Exchange.

Work upon the new Produce Exchange building, on Broadway and Beaver street, is progressing rapidly, and the structure already rises sixty feet above the sidewalk level. Two of the six stories are now completed. Workmen are busy putting up iron beams and columns; the terra cotta ornamentation of the arches on the second floor is going forward rapidly and the insignia of the various states of the Union, in terra cotta, between the arches are being put in place, a dozen states being already represented.

A reporter of THE RECORD AND GUIDE took a stroll through the building on Wednesday with Mr. Alexander E. Orr, Secretary of the Building Committee of the Produce Exchange, who is devoting much of his time to the new structure. Mr. Orr, referring to an article in *The North American Review* for September, containing a criticism of the new edifice, said that the article was scurrilous in the extreme, and that the writer's (Clarence Cook) sources of information were entirely wrong, whereupon a conversation, of which the following is the substance ensued: "You see," said Mr. Orr, "we are getting along quite rapidly and expect that the building will be finished in about a year's time for occupation by the Exchange, though portions of it will be ready before that time. In the construction of the building, three objects have been specially held in view: The present and prospective requirements of the Exchange, revenue resources and architectural effect. The cost of the building, including the ground, will be in the neighborhood of three million dollars.

"While, as I say, the present and prospective requirements of the Exchange will be fully met, we expect to obtain a large revenue—about \$150,000 to \$200,000 per annum—from the rental of offices. The new building will contain six times the room, for Exchange purposes, more than the present Exchange, and our past experience has shown us that this will not be any too much. The style of architecture of the building will, as you see, be a modified Renaissance. The foundation is of granite, rising about five feet above the sidewalk. The rest of the building will be of brick, ornamented with terra cotta. The terra cotta work, which, by the way, is being done by the Perth Amboy Terra Cotta Company, will be exceedingly handsome."

"I have traveled all over Europe and gone through the Exchanges in all of the large cities, and I have seen nothing that can compare in conception and execution, when completed, with the new Produce Exchange Building. In fact," continued Mr. Orr, "our people owe a debt of gratitude to the leading architects of the country for the beautiful buildings they are erecting. The improvement in our style of architecture is due to a variety of causes in my opinion. But the fact that so many fine business structures and private mansions are being erected, is an evidence of the prosperity of the country. It shows that there are men here who have the means to erect these buildings, and are not stinted in their expenditure. The money represented by these edifices is reaching an enormous figure. It is natural that the wealth of the country should concentrate in New York. The metropolis is the funnel through which is carried on the business of the nation, and if it only held up its end of the line there would be no doubt about the City of New York remaining always the commercial centre of the country. While I think there are some abuses in the system of railroad transportation which hurt our commerce, I think these abuses have been greatly exaggerated. Why, first-class traveling accommodations, for instance, on the New York Central Railroad do not cost more than third-rate accommodations on the English railroads, as exemplified in the so-called 'Parliamentary' trains. In regard to the anti-monopoly movement, which makes the question of railroad transportation a cardinal

'plank' in its platform, I think that 75 per cent. of what is written in the newspapers on that subject is nonsense, while in the remaining 25 per cent. there are a good many grains of truth. As it is, New York easily holds its place as the chief commercial mart of the new world."

### The Prospect in the Iron Market.

"What is the outlook for iron?" asked the writer, of the senior member of the firm of Pierson & Co., whose office is in Broadway, near Bowling Green.

"If you intend to put my answer in a newspaper, I must be very careful what I say. The most sagacious merchants are so often mistaken that it is unsafe to venture upon any predictions. The consumption of iron was never so great as at present. In the construction of railroads alone, we will, on the close of the present year, have consumed 10,000 tons of steel and iron, which, if my memory is correct, is 'two thousand tons more than consumed in any previous year.'"

"What was the effect of the late strike upon the iron business?"

"There is one circumstance connected with the strike," said Mr. Pierson, "that is worth noting. Work was suspended nearly four months in many large establishments. The advance in the price of manufactured iron and steel was very slight. Now there ought to have been a higher valuation. There are several explanations for this phenomenon, so entirely at variance with the usual course of things. One is that the manufacturers had made preparations for keeping supplies on hand in anticipation of a strike; another that there was more goods in the market when the strike began than was suspected, while a third explanation was: that iron manufacturing localities, where there was no strike, turned out a much larger quantity of goods than usual."

"But, Mr. Pierson, how does the future course of the market look to you?"

"I make no predictions. All we know is that the manufacturers resuming work have no orders ahead, their books are clean. There is great activity in every department of trade, and there ought to be an active demand in iron and steel, in all their forms, from now until spring. At the same time it should be borne in mind that our facilities for manufacturing iron were never so efficient. Great as may be the consumption, the production is sure to overtake and surpass it. But as food is cheap, and there is no more danger of a strike, manufactured iron will be produced at less cost, and this will help consumption."

### All About Copper.

A merchant, largely interested in the metal trade, was conversing recently with a writer for THE RECORD AND GUIDE when he mentioned, incidentally, that he thought copper might see much higher quotations after the close of navigation.

"What is their exceptional in the position of copper?" asked the writer.

"There is this that is remarkable about the entire metal trade for the last two years. There is actually no speculation. Manufacturers may anticipate their wants for a month or two, but the outside speculating element is not now in the market."

"How about the consumption of copper?"

"It is simply enormous. While new sources of supply have been discovered in Spain, Australia, Arizona and elsewhere, yet the demand has more than kept pace with the increased product of the mines. The engines and wires called for by the electric lights account for much of the extra demand, but the consumption of copper has increased for other reasons. Indeed, the so-called æsthetic craze has had a good deal to do with it. Brass ornaments and furniture are now all the rage. All door-knobs are now made of brass, not of iron, as formerly. Chandeliers are no longer constructed of bronze or mixtures of zinc, but are made of brass. The same alloy is to be seen in ornamental fences or on fashionable fire-places. Indeed, the craze is for brass ornamentation. As brass is two-thirds copper and one-third zinc this creates a great market for copper. This alloy has come into fashion within the last eleven years. It is not so long since our copper production was estimated at 40,000,000 pounds per annum. I think it will be safe to say that the consumption in this country for the present year will reach between 75,000,000 and 80,000,000 pounds."

"Will this great consumption keep on increasing?" asked the writer.

"Certainly. Whenever the telegraph wires are laid under ground, which must happen some time or other, there will be a great demand for copper wire. Copper does not oxidize as does iron and it would now be used on the poles were it not for the danger of being stolen. Its value, you know, is very much greater than that of iron wire. The new electric lights and telephones will consume enormous quantities of copper."

"Is there any increased demand for iron and lead over former years?"

"Iron consumption is relatively larger than that of copper. The prosperity of any country is shown by its consumption of iron. When tools are needed business must be good. Lead is also in very great demand, due to the phenomenal house building during the last three years. I look for higher prices from lead and copper during the coming winter."

Chicago gives further evidence of its aggressive spirit. But there is fear expressed in the newspapers and among property owners, that the wholesale building of flats is objectionable. Too many going up. No demand for outside acre property, but a general inquiry for inside and residence lots.

Half a million more dollars in buildings than last last year, and a great demand for houses to rent, is evident everywhere in Washington City, which deservedly ranks at the head of our most beautiful cities. The march of improvement insures a more brilliant future for its architectural splendor.

On Dits.

The Decorator and Furnisher is the name of a new and handsome publication in the interest of decorative art. Its art matter is admirable, but the editorial matter is trivial and "vealy." The editor is evidently new to his business, as is shown by his allusions to himself and his excessive use of "we." Trained journalists avoid the "we" as much as possible. No matter how good these monthly art journals may be, there are too many of them. A weekly journal like THE RECORD AND GUIDE has a great advantage over them because of its very much larger circulation, and the greater frequency of its issues. This is too fast an age in business for monthly periodicals.

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The Gorham Silver Company exhibit some very new and beautiful work in hammered copper, with artistic ornamentation in silver, white and colored. The former are excellent—the work equal to the finest in solid silver, and the effects very novel and striking. A copper tea kettle, under this dainty treatment, becomes a thing of beauty, as well as joy forever, and a tea pot, powder box or the like, a gift for a princess. This firm has adopted the idea of the old-fashioned bag with drawing strings in rich and beautiful velvets and brocades, lined with satin, as repositories for the smaller articles of choice silver ware usually selected as gifts. Ladies will appreciate these pretty and useful substitutes for the cumbersome and useless, but very costly cases.

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New York is to have two new daily papers. One of them, a penny paper, is to be issued by the Pulitzer Bros., one of whom has heretofore lived in St. Louis, and the other in New York. The Western Pulitzer was connected with the St. Louis Dispatch, and is well known on the stump as a Democratic speaker. His New York brother has been connected with the Herald, and is considered the best interviewer on the American press. New York needs more new papers, and bids fair to have them, as the Associated Press monopoly is about to be broken up by Jay Gould.

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THERE is nothing more absurd than the paragraphs which go the rounds of the papers after every watering-place season, in regard to ladies who possess from fifty to a hundred and fifty new toilets, and never appear a second time in the same dress. The falsehood is obvious on the face of such stories, and if one were true, it would only prove that there were two very silly people in the world—the woman who wore the dress, and the vulgar person who watched her with sufficient closeness morning, noon and night, to find out exactly what she wore.

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Men wear colors, nowadays, in almost as great variety as women, and their fashions are even more pronounced. In Europe some men wear bracelets, and the fashion is said to be on the increase. The fastidiousness of many men in regard to their personal belongings is well known, and so it is not surprising to see Canton crape night—"gowns" in furnishing stores for gentlemen, at from twenty to twenty-five dollars each.

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Beef was very high last summer, so the proprietors of watering-place hotels had their steaks cut thin, and disguised their inferior quality under a French concoction of herbs and bread-crumbs. This is now announced as the new Saratoga fashion in beefsteaks, but it will not outlast lower prices for a superior quality of beefsteaks. Herbs and fried bread-crumbs do not improve a rare cut of good "porter-house."

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A new design in firearms, not only original but partaking somewhat of the laughable, was announced the other day. Its principal advantage consists in the contents of the missile. It contains a stupefying powder that renders the victim whose body it penetrates insensible. In that state he is fit for capture, and the enemy has only to haul him off and imprison him.

Street Paving by Machinery.

We are so accustomed to consider this country as the cradle of labor saving machinery, and to think of the excess of idle hands in Europe, from which they come by the thousand, that the construction of a labor saving machine in Europe is something injurious to us. The surprise comes this time from Germany, and it may be that the tables commence to be turned, and that Germany will begin to feel the incipient exhaustion of productive industrial hands, anyhow, a new machine for street paving has been introduced in Berlin, which is now at work in the squares, and supercedes the ramming for the purpose of solidification of the pavements as formerly done by direct lifting of the rams by hand. According to the reports which have reached us, therefore, it is a kind of portable stamping well with six stampers, moved by the intervention of wheelwork. Four men are sufficient to work this machine, which does the work of double the number of men and this with much more powerful stampers than can be moved by direct lifting. It is especially useful for the asphalt pavements, which are there made by means of a much less pliable material than here, which material cannot be poured, but requires a great deal of stamping to solidify the same, and heavy rolling to smooth the surface. The machine is so constructed, that it can be moved about with ease. If some of our inventors and street contractors take hold of the improvement, they will add another important one, namely, to supercede the four men by building a sixteen man machine, and supercede the men by a two horse power steam engine.

A Large Tunnel.

If not a very long tunnel at least a very large one is now nearly finished in Italy, connecting the old cities, Naples and Pursoli. The tunnel is not less than 36 feet high and 30 feet wide. Before the end of the year railway trains will pass, while there also will be a road for pedestrians and wagons. It is contemplated to have two stories in the tunnel, but not yet decided if the railroad will be an elevated road, or if the path for vehicles or pedestrians will be above the railroad track.

The Real Estate Market.

All reports agree in saying that the Real Estate market is active. As our gossip column shows, there are numerous transactions between brokers and purchasers which will appear in due time on the records at the Register's office. The conveyances, printed daily, relate to bargains made a month ago. As yet, however, it must be confessed that the Exchange Salesroom does not make a very good showing. The tightness of money in Wall street seems to have cast a shadow upon the class who purchase at the open auction sales. Were we to have a "bull" market in Wall street, it would bring about a change of feeling among the active real estate operators whose headquarters are on 'Change. Renting has been going on very actively. It is evident from the demands made of house owners, that there are not enough vacant tenements for would be tenants. As a matter of fact, rents are higher in New York and its neighborhood, and more dwellings are needed to supply our constantly increasing population. It is no wonder, therefore, that the number of building plans increases every week, and that architects and builders are looking forward to next year as very likely to be a prosperous one for them. The accounts from all of the suburbs of New York are to the effect that a great many new edifices will be commenced early next spring.

The following table will prove of exceeding interest to real estate owners and builders. It is an official transcript and analysis of the plans filed at the Building Department during September of this year, as compared with those of last year. It will be seen that there is a very important building revival under way. The engagements are far ahead of last year. It will be noticed, by a careful scanning of this table, that the greatest activity in the way of building is below Fourteenth street, west of the Central Park and north of One Hundred and Twenty-fifth street. There is a notable increase also in the buildings to be erected in the Twenty-third and Twenty-fourth Wards. The only portion of the city which shows a falling off of building plans is that which lies between Fourteenth and Fifty-ninth streets. It should be borne in mind that this table is a comparison for only one month, September. Judging from the way new building plans are being filed, October will show a marked increase.

	1881.	1882.
Number plans.....	71	121
Total No. buildings embraced therein.....	281	309
Estimated cost.....	\$2,661,950	\$3,603,671
No. south of 14th street.....	6	31
Cost.....	\$141,800	\$697,359
No. between 14th and 59th streets.....	26	27
Cost.....	\$839,800	\$666,221
No. between 59th and 125th streets, west of 8th av.....	19	22
Cost.....	\$261,800	\$351,950
No. between 59th and 125th streets, east of 5th av.....	74	122
Cost.....	\$1,022,200	\$1,184,100
No. north of 125th street.....	12	55
Cost.....	\$87,300	\$487,900
No. between 110th and 125th streets, 5th and 8th avs.....	2	1
Cost.....	\$80,000	\$10,000
No. Twenty third and Twenty fourth Wards.....	42	39
Cost.....	\$169,050	\$207,850

In Brooklyn, also, there is great activity in building. There are fifty-four plans this year, against twenty-seven last year; embracing one hundred and six houses, against forty-two last year. The cost will be \$458,640, against \$115,345. This, let it be understood, is a week's business.

The following are the conveyances and mortgages recorded for the month of September, this year, as compared with the same month last year. It will be noticed that the transactions are much larger than last year, while the amount of money involved is fully twice as great. The increase of business in the annexed district is especially noticeable:

	1881.	1882.
CONVEYANCES.		
Number.....	889	542
Amount involved.....	\$4,937,744	\$10,681,996
Number nominal.....	103	114
Number 23d and 24th Wards.....	59	75
Amount.....	\$218,061	\$342,390
Number nominal.....	12	27
MORTGAGES.		
Number.....	497	644
Amount involved.....	\$4,320,112	\$6,282,398
Number at 5 per cent.....	96	148
Amount.....	\$1,261,881	\$2,076,755
No. to Banks, Trust and Insurance Cos.....	89	125
Amount.....	\$1,848,250	\$2,927,500

The recorded conveyances and mortgages for the past week are worthy of note. They show an increase in the number of transactions, and a much larger use of borrowed money than for the corresponding week last year. The annexed district shows a very large increase in the amount of money involved in land purchases, compared with last year:

	1881.	1882.
	Sept. 29 to Oct. 5, inclusive.	Sept. 29 to Oct. 5, inclusive.
CONVEYANCES.		
Number.....	157	179
Amount involved.....	\$3,200,444	\$3,021,691
No. nominal.....	34	28
No. Twenty-third and Twenty-fourth Wards.....	15	17
Amount involved.....	\$15,400	\$58,733
No. nominal.....	8	3
MORTGAGES.		
Number.....	169	197
Amount involved.....	\$1,310,982	\$1,950,026
No. at 5 per cent.....	35	53
Amount involved.....	\$334,300	\$651,165
No. to Banks, Trust and Insurance Companies.....	31	33
Amount involved.....	\$378,700	\$655,000

The sale of Riverside Park lots, on Thursday last, was a great disappointment to believers in that beautifully located portion of the city. The lots sold are among the finest on the drive, but were knocked down at figures which were cheap as compared with sales made when the property was first laid out. So far, this fine drive has not met public expectation. It has been neglected by the Park Commissioners, and, while the lots are strongly held, there has been no speculation in them, because it is not believed that they will be improved immediately. As soon as the Morning Side Drive is completed, which will probably be by next spring, there will be a large increase in the number of carriages which will come to Riverside Park by way of the new drive.

Ap[ro]pos of some remarks made in these columns last week, respecting the demand likely to arise for city houses with grounds attached, attention is called to an advertisement elsewhere of a fine residence, stable and grounds for sale on the Boulevard, on the northwest corner of Seventy-fifth street.

The fashion of the future for the very rich will be residences within the city limits, but having outlying grounds containing walks, trees and shrubbery. In the next generation, there will be no fine houses on contracted city lots abutting upon the street. The Vanderbilt mansions, as well as the A. T. Stewart house on Fifth avenue, lose their architectural effect by the absence of proper approaches. The elevated roads render it possible for a rich man to enjoy his house and grounds and yet be near his business office in point of time. The next great land speculation will see an immense demand for vacant property, averaging four lots and upwards, upon which to build splendid private structures surrounded by highly ornamented grounds. A property such as we have indicated above will then command what would now seem extravagant prices.

Andrew Bleakley was an old Ninth Ward politician, who, during his life, accumulated considerable real estate. Much of it was shrewdly selected, but it is all to be sold on Wednesday next, the 11th inst., at the Exchange, by E. H. Ludlow & Co. It comprises houses on the West Side, down-town, and lots on the West Side, up-town. Some of the parcels are well worth the attention of prudent investors.

The same firm announces the sale of thirty-nine valuable lots on Tenth avenue, Seventy-eighth and Seventy-ninth streets, just west of Manhattan square. This will take place on the 19th inst., and will attract deserved attention, as the property is on one of the choicest locations in the city, and very near the line of improvement. It will not be many years before Manhattan square will be recognized as one of the most fashionable localities west of Central Park.

### Gossip of the Week.

W. A. Hankinson has sold the four-story high stoop brown stone dwelling, on the southwest corner of Sixty-ninth street and Park avenue, 22x67.9, to Mr. A. Leland, of the firm of Case, Leland & Co., No. 113 Duane street, for \$70,000.

Randolph Guggenheimer and S. Marx have sold two lots, on Sixty-first street, west of Tenth avenue, to Julien Mullaly, for \$10,000.

Messrs. E. H. Ludlow & Co. have sold, during the present week, a lot on the west side of Fifth avenue, 50.5 north of Fifty-sixth street, 25x100, for Mary Clarkson, to Mary L. King, for \$75,000; the two-story stable, No. 115 West Eighteenth street, 25x34, for the Patterson estate, to S. S. Howland, for \$13,500; the four-story English basement brown stone house, No. 115 East Eighteenth street, between Fourth avenue and Irving place, 16x50x92, for Mrs. Holmes, to Mr. Durant, of Albany, for \$17,000; the two-story brick stable, No. 116 West Twenty-eighth street, 20x98.9, for the Carey estate, to D. L. Suydam, for \$8,500, and the three-story high stoop brown stone dwelling, No. 69 West Thirty-sixth street, 25x50x98.9, for \$25,000.

Shay's Road House, at Sixth avenue and One Hundred and Tenth street, has been leased to Mr. Schuler, who proposes to make extensive alterations in the building.

E. M. Freeman has sold the five-story brick tenement, No. 413 East Seventeenth street, 25 x half the block, for \$12,000; and the five-story brick tenement, No. 22 Broome street, 25 x half the block, for \$9,500.

Messrs. Riker & Co. have sold, for John Coar, the four-story brown stone dwelling, No. 126 West Fifty-eighth street, 16.8x53x110.5, with butler's pantry extension, to W. B. Thom, for \$32,350 cash; and the private stable, No. 117 West Fiftieth street, 30x48, on private terms. The house purchased by Mr. Lines, reported in our last issue, was No. 131 West Fifty-eighth street, on the north side, 16.8x54x100.5, and for which he paid \$28,500, furnished. Messrs. Riker & Co. were the brokers.

Randolph Guggenheimer has purchased two lots on the north side of Forty-fourth street, 275 feet west of Ninth avenue, from Charles M. Martin. These lots will soon be improved by the erection of two double seven-story flats.

We hear that Mr. George J. Hamilton has sold the four-story high stoop brown stone house, No. 114 East Seventy-ninth street, 20x53x100, with an extension of 12 feet, to E. D. Farrell, the furniture man, for \$27,000.

Max Danziger has sold the plot of ground on Sixty-ninth street, 100 feet east of Third avenue, 140x10, to Mr. Kellogg, for \$45,000, with a loan.

Four full lots on the northwest corner of Lexington avenue and One Hundred and Seventh street, nine full lots on the north side of One Hundred and Seventh street, adjoining the above, and six lots, 25x50, on the northeast corner of Fourth avenue and One Hundred and Seventh streets, have been sold by Peter Jackson, for \$100,000, to Christian Johnson.

E. C. Coggeshall has bought two lots on the north side of One Hundred and Twenty-ninth street, 175 east of Seventh avenue, for \$12,000, with a loan.

A. W. Lobdell has sold for Jacob Tartter, the three-story high stoop brown stone house, No. 124 East Thirty-first street, 22x50x100, to Kate M. Callahan, for \$18,000.

Two lots of ground, on the north side of Seventy-sixth street, between Lexington and Third avenues, have been sold to the French Canadian Church, at the head of which is L'Abbede la Croix de Castries, for \$14,000.

Messrs. J. G. & S. D. Folsom & Co. have sold for Patrick Traitor, the five-story double brick tenement, No. 413 East Seventeenth street, 25x60x92, to Joseph I. West, for \$12,000.

G. A. Canis has sold the two four-story brick tenements on the east side of First avenue, 25 feet north of One Hundred and Twelfth street, 25x100 each, and two similar houses on the north side of One Hundred and Twelfth street, 100 feet east of First avenue, for Jacob Jenny, to Eugene Smith, for \$38,000.

Denis Loonie has sold the five-story flat house, No. 333 East Fifty-third street, for \$19,000.

Two four-story brick flat houses, with stores, on the east side of Seventh avenue, between Thirty-third and Thirty-fourth streets, have been sold to Frank Blessing, for \$21,000. The combined dimensions are 39x60.

William Demuth has sold his house, No. 47 West Fifty-eighth street. Mr. John M. Pinkney has purchased, from the Old Womans' Home, the plot of ground on Park avenue, commencing on the southwest corner of Seventy-ninth street, 162.4x75, with four lots in the rear, running through from Seventy-ninth to Seventy-eighth street, being 13½ city lots in all, for \$165,000. Messrs. L. J. & I. Phillips were the brokers in this matter.

Ex-Alderman Robert McCafferty has sold the two lots on the south side of Sixty-ninth street, 123 feet west of Madison avenue, to Mr. A. Richard, for \$85,000, which is the highest price ever paid for ground north of Fifty-ninth street.

### Out Among The Builders.

Messrs. Platt, Deutsch & Co. will soon commence the erection of a five-story brick cigar factory, 50x100, on Sixty third street, west of Avenue A, with two large brick tenements adjoining the same, at a cost of \$70,000.

Mr. Kellogg proposes to erect five four-story brick flats, on Sixty-ninth street, 100 feet east of Third avenue. They will be double houses, 28x77 each.

R. L. Darragh proposes to erect a five story brick factory, on the south-east corner of First avenue and Seventy-fourth street.

N. Le Brun has drawn the plans for a French Canadian Catholic Church, to be erected on the north side of Seventy-sixth street, between Third and Lexington avenues. These plans show a combination of a parsonage and church in the plain Gothic style of architecture, 42x102.2. The parsonage will front on the street, the main entrance to the church, which is 25 feet in the rear, being through the centre of the house. The basement will be reached by an iron staircase on either side of the lot. The church will have a seating capacity of 1,500.

E. C. Coggeshall will soon commence the erection of three three-story brown stone dwellings, on the north side of One Hundred and Twenty-ninth street, 175 feet east of Seventh avenue, and upon which he will expend nearly \$30,000.

John Cregin has entered into a contract to erect a row of brick or brown stone houses, within one year, on the plot of ground on the north side of Vernon avenue, 200 feet west of Tompkins avenue, Brooklyn, 100x160.

William Rankin is about to erect a five-story flat house, 25x90.3½, on the south side of Fifty-fifth street, 175 feet east of Tenth avenue.

Messrs. Findley & Gardner will build a four-story flat house, at No. 431 West Forty-eighth street. It will be 25x68x100.5, with an extension, 16x16.

We hear that Mr. A. Richard will improve the two lots just purchased by him, on the south side of Sixty-ninth street, between Fifth and Madison avenues, by the erection of a magnificent mansion. William Schickel will probably draw the designs.

Julien Mullaly will improve the two lots just purchased by him, on Sixty-first street, west of Tenth avenue, by the erection of flat houses.

Economy in a State government is always commendable, but when it has for its object the mere saving of money at the cost of the safety, comfort and convenience of its citizens, it is very reprehensible. The great State of Texas, almost equal in area to France and Italy combined, has exhibited a degree of parsimony in the necessary expenditure for its public buildings that is not in consonance with the liberality uniformly displayed, and the otherwise aggressive course characteristic of the State. It was proposed to erect a capitol building, which in grandeur, style of architecture and convenience should embrace all that modern advancement in the art could furnish. There was some astonishment then, and not a little amusement among architects, when the munificent sum of twelve hundred dollars was proposed for the necessary drawings, specifications and estimates, which if made with the requisite care and skill would entail a much larger expense. A number of designs were furnished, however, at this unprofitable figure, and the services of an eminent professor engaged to select the most feasible. Work was finally inaugurated, the structure advanced to completion, and—fell in confusion worse confounded, just as the roof was about to be placed upon it. The result of an investigation was, in substance, that a strong and suitable building should take its place. The magnificent building at Albany, this State, has been severely criticised, and pronounced defective, but it stands to-day, and we commend it to the great cattle raising empire of the West as a model for its next State capitol.

The gas which escapes in inexhaustible quantities from many petroleum wells in the oil regions of Pennsylvania is going to be utilized for the illumination and heating of our large cities. A stock company is being organized which will secure the use of the gas, and construct tubing, not only to Pittsburg, Cincinnati, Buffalo, Chicago and St. Louis, but also to the seaboard cities, New York, Baltimore, Philadelphia, Washington, Boston, etc. When once the tubes are laid, the gas can be furnished so cheaply as to affect strongly the prospects of the electric light companies, and surely to burst up, financially, all the gas houses in the land. The fact is that already the cities of Bradford, Richburg, Bolivar, and several others in the oil regions are, since some years, lit up and heated with such gas, of which millions of feet are now daily blowing off to waste. In some wells this is going on with a force like the blowing of the safety valve of a huge steam-boiler, and in quantities sufficient to fill the largest gas holder in as many minutes as in our gas works can only be done in hours. The gas, also, is better than the best coal gas, and needs no purification.

### Special Notice.

Attention is directed to Mr. P. H. Slattery's card on another page. He has been established twenty-five years, and has done work in his line for the best builders in the city. Mr. Slattery furnishes marble mantels, monuments, plumbers' slabs, sills and lintels.

## The Business World.

WHAT THE PRESS OF THE COUNTRY HAS TO SAY ABOUT THE CROPS, THE MONEY MARKET AND THE GENERAL STATE OF TRADE.

### The Dakota Land Fever.

Dakota is now the objective territory of ambitious pioneers and speculators. The railroads have for more than two years carried hundreds of land-seekers daily to this Northwestern land. They are scattered over the immense, treeless prairies far beyond the reach of the surveyors, squatting on unsurveyed lands and believing fervently in the visions of wealth which led them from the older states. If the coming winter is not of awful severity, the spring will witness a still larger stream of land-seekers to the great plains. Along the James River and out on the line of the Northern Pacific, most of the government lands have been taken up by pioneers and speculators, mostly the former. There is a "boom" in property, both farm and town. Relinquished claims are sold at high prices, and town lots bring sums far above their value.

There are hundreds of acres worthless, or nearly so—in a territory of so vast an extent almost every variety of soil can be found—but the general character is unsurpassed. The richest in the southern half appears to be in the valley of the James River and extending westward, in the central portion, more than half way to the Missouri River. In Northern Dakota the best lands are immediately west of the Red River and in the vicinity of Devil's Lake. Much of the land along the Northern Pacific and some on the line to Fort Pierce is highly valuable, but the best is in the regions before mentioned. In spite of booms and collapses, in spite of dangers from grasshoppers and droughts and hard winters, the best of these lands must prove richly productive and become a most important source of wheat supply.

The drawbacks are numerous and serious, the most important being the lack of fuel and the probable, though commonly exaggerated, severity of the winters. It is impossible to say what is the average winter of Dakota. The winter of two years ago was severe everywhere and last winter was mild, so that neither can be taken as typical. The snowfall in the southern half is known to be slight. Soft coal can be sold at Aberdeen for less than \$5 per ton with profit, but the present price is \$7. There are no trees away from the banks of the streams and small lakes, and the rainfall, fair enough for tree culture near the James River, decreases toward the Missouri so that in the western part of the plains tree culture is impracticable. A remarkable feature of a portion of the land is the retention of moisture by the soil, even after cultivation. Corn, which would demand rain elsewhere, is bright and healthy here after a long drought.

The facts show that in spite of all drawbacks, in spite of seasons of grasshoppers and chinch bugs and blizzards and droughts, Dakota is bound to be one of the most productive regions on the face of the earth. Speculators will have their day, of course. Many who have taken up lands have no other purpose in view than to hold claims for speculation; they put on the least improvements which will enable them to hold their claims and they do not mean serious work. Others have taken up lands who have not the means to work them. There are still good acres to be had of the government. Faulk County lands, still unsurveyed, will be in market in the spring and they are believed to be among the best. The Chicago, Milwaukee & St. Paul will extend its line next summer through a fertile region still unclaimed. Men need to be cautioned against the danger of taking part in a boom either of town lots or farming lands. The actual settler, who means farming, is certain of a large and good farm on the easiest terms.

### Cotton Manufacture.

Both Old England and New England are becoming convinced, more and more daily, that the South is unrivaled as a manufacturer of coarse cotton goods. The spindles of New England are not increasing. Those of the South are, to a marked extent. Cotton manufactures are going up in this section, all the time, and we see it stated that Mr. M. Gunby Jordan, of Columbus, Ga., who is thoroughly acquainted with this subject, predicts that there will be an increase of at least 45 per cent. in the spindles in the South during the present business year, and that the Southern consumption will reach 400,000 bales, or one-quarter that of the North. Senator Frye, in a speech in Congress, declared that the New England manufacturers were, night and day, anxiously studying how to make a secure 7 per cent. dividend. The writer further inquired of the senator if that were correct, how Northern capital could be long kept out of the South in enormous investments. He said that the South would get all the money she could wish for in the course of time and when ready to receive it. The president of one of our Augusta mills, when at the North, was asked if his mill would pay 10 per cent. His prompt reply was: "I should consider it a failure, if it does not." The *Baltimore Journal of Commerce*, comparing the statistics, North and South, says: "In no case have we heard of any Southern mill declaring less than 10 per cent. annual dividends, and in every case in which only this per cent. was declared, a large amount was taken from the earnings and used for repairs, additions to machinery and increasing the size and capacity of the mill, while in many establishments the profits of cotton manufacturing ranged as high as 50 per cent. per year."—*Augusta (Ga.) Chronicle*.

### The Vast Additions of Securities.

One of the signs of the times which it is not safe to overlook is the large increase in amount of securities afloat. Poor's Manual, nominally for 1881, which embraced reports from many roads as old as the year ending June 30th, 1881, placed the amount of railroad stocks and bonds at about \$6,000,000,000. During this year, the completion of roads has progressed at an astonishing rate, no less than 1,250 miles having been built in August, and 7,500 since January 1st. Half as many miles should be added, at least, for roads that had not been completed at the date of Poor's latest financial reports, so that there must have been an increase of about 10,000 miles, or 10 per cent., in the railroad mileage operated. Probably the addition to the volume of securities afloat has been proportionately as great, for the past has not been a year of remarkable modesty in the matter of issuing stocks and bonds. Completed roads with equipment do not cost less than \$25,000 per mile on the average, and it has become the prevailing custom to issue bonds that will sell for as much as the actual cost of the road, and about an equal amount of stock. As the bonds of new roads do not average more than about 80 or 85 cents on the dollar, it may be inferred that the new securities created have been at the rate of about \$30,000 per mile in bonds, and nearly as much in stock.

Besides the railroads, there have been other companies organized by the hundred, with stocks and bonds of enormous amount. We do not refer to the countless mining ventures, though these also take some money out of the pockets of the people, but to organizations of other purposes. A host of manufacturing companies, each with more or less plant, transportation companies, like the Montgomery Stock Car Company, and the refrigerator organizations, steamships, heating, lighting, tunnel companies, and even real estate and building companies, have been adding to the volume of securities offered to investors. Each of these concerns represents some actual money expended, and this sum, whatever it may be, has been transformed from floating into fixed capital, if not sunk altogether, as in some instances it has been. But the actual expenditure bears no proportion to the vast amount of paper issued, nor to the sum paid by the public for stocks and bonds purchased and distributed. The projectors have

taken in an immense sum, and whether they expend it in works, plant and machinery or not, the withdrawal of funds from the savings of the people has been of incalculable amount. Now the question is presently to be answered whether all this has improperly curtailed the capital available for use in trade, commerce, and previously established industries.—*Public*.

### Cotton must be free.

The value of cotton manufactures produced in Europe and sold beyond the countries producing them, reaches probably \$450,000,000, and to this sum the United States contributes \$13,000,000, and it is at the same time a purchaser of \$31,000,000. Out of the cotton fields we export raw cotton, the manufacture of which our law practically prohibits, to the value of \$247,000,000. The reasons for this are thus given by the *Chicago Tribune*: The laws of the United States do not, in effect, allow the cotton manufacturers of the United States to have any part or share in this trade. The manufacturers of all other nations buy their raw cotton and all the other materials free of tax; they are aided and fostered by the law, and their industry thrives and grows with each succeeding year. But the law of the United States meets the raw material even before it enters the mill. It taxes the thin iron band which binds the bale of cotton; the tax-collector follows it from the door by which it enters the mill, and at every manipulation, and through every process it undergoes, until it is ready for sale, when he collects a heavy toll, and while the cotton which we export leaves our shores free of tax to the European mill, the cotton which enters the American mill comes out so burdened with taxes that when it is offered for sale the European cloth, though taxed at the rate of 40 per cent., can be, and is sold in successful competition. As we cannot sell American cottoncloth in this country to the exclusion of the European, and the European is sold in our market cheaper than our own, we cannot manufacture American cotton goods and export them, or compete for the \$450,000,000 of trade in cotton manufactures which forms part of the commerce of the world. And yet there are idiots in the South who are lending themselves to the purposes of the tariff thinkers, and are anxious that this sort of interdict on cotton manufactures should be perpetuated. Cotton should be freed of all tax burdens.—*Memphis Appeal*, Sept. 30th.

### The Splendid Southern Crops.

We have raised, this year, our best and largest corn crop; for while the condition of the corn has not been equaled in 20 years, its acreage has been greatly increased. In Tennessee it is rated at 120, in Alabama at 117, and in all the Southern States, except the two Virginias, it is above 100.

Wheat is similarly good in those States which cultivate this cereal, while oats are far ahead of anything ever seen before. Altogether, the South will raise nearly enough grain to supply the home demand and will save \$125,000,000 which it has been accustomed to spend annually in the West for food crops.

And while the grain crops have been so successful, the other Southern staples, cotton, sugar and tobacco, are all doing well. The cotton average is the highest known for ten years, being 101 in Texas, 100 in Arkansas and 89 in Louisiana. The present magnificent weather that we are having will doubtless increase its condition.

In tobacco all the Southern States are doing well, except Louisiana; while in sugar, the average condition of the cane is placed as high as 107, the best showing since the war, and assuring us, despite the overflow, of the largest sugar crop raised in twenty years. The following represented the average condition of the leading products in the South, 100 representing the maximum of an average good crop: Corn, 108; wheat, 107; rye, 102; oats, 107; potatoes, 105; tobacco, 100; cotton, 92, and sugar cane, 105. While, in exceptionally good years, the South may have raised a better tobacco or sugar crop than she will this year, never in her history has she succeeded so well with all manifold productions; never, not even in the flush-est ante bellum days, have her crops been worth so much in money as they are now standing at to-day. Unless some sudden agricultural calamity visits us, the present season will be the most prosperous ever known.—*New Orleans Times*.

### Why Money is Tight.

The question recurs, why are rates of interest higher than a year ago? We shall not have to seek far for the explanation, for there is nothing strange or unusual in the situation. What should make rates high if not a decreased supply of money and an increased demand for it? We do not mean that there has been any loss in the active currency, taking paper and gold together, for there has not been. But paper is not money. We have lost during the year about 20 millions of gold besides having hoarded other amounts, as we showed in our issue of the 2d of September. To be sure, this loss, so far as active currency is concerned, has, as stated, been made good through the issues of silver certificates, bank notes, etc., but enlarged currency issues only aggravate the evil by disturbing prices.

Yet a still more active cause for these enhanced interest rates is the absorption of capital, which is in progress and which has been especially rapid during the last eight months. We need only refer for illustration to the leading direction in which our surplus earnings have been flowing, and that is into railroad building. Even this year we have already constructed about 8,000 miles of road which at 25 thousand dollars per mile (an underestimate of the cost) would give 200 millions;—that being the amount of floating capital that has been turned into fixed capital through railroad construction alone during the months of this year. And this movement did not begin with 1882; the above total is to be added to the cost of about 18,000 miles built during the previous two years. At the same time also all our industries have been expanding and absorbing new capital.—*Financial Chronicle*.

### Petroleum.

Is sliding upward as if greased. The market touched ninety-five cents yesterday, which is an advance of forty-five cents a barrel in about three weeks. This extraordinary spurt has attracted a great deal of attention to oil as a speculative product, and considerable outside capital has found its way into the market within the past two weeks. Mr. James R. Keene is said to be a large operator in petroleum, and Walton, "the plunger," is reported to come out \$30,000 ahead of an oil deal last week. The advance in the price of certificates is attributed to the rapid decline in production in the Cherry Grove district, the new field recently opened, near Warren, Pennsylvania. The history of this district has been almost identical with that of the famous Pithole territory. Two months ago the production of the Cherry Grove wells was estimated by the pipe lines to be forty thousand barrels a day. Conservative operators did not place the figures so high, and it is likely the production of this district was not above thirty thousand barrels. Its decline, however, has been almost as rapid as was its wonderful growth, and to this is ascribed the present advance in the market.—*Cincinnati Enquirer*.

### Wall Street and the United States Treasury.

It is time that the Treasury Department be completely and absolutely severed from Wall street. The government should have no discretion to interfere its authority to raise or depress the market in money any more than in merchandise. It should be prohibited from any interference with the stock market, either to aid or injure Gould or any other stock combination; and if there should at any time occur a crisis in Wall street, which should bankrupt and ruin both the bears and the bulls of the stock board, it should be let alone, because it would injure no honest business, but would be really a National blessing.—*Chicago Tribune*, Sept. 29th.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—Since our last, the market for Common Hards has secured quite a little "boom," and, with the advance made, sellers naturally feel correspondingly cheerful. The basis of improvement is in brief an excess of demand over supply, and no indication of any immediate relief, as there is a sufficient number of back orders unfilled to balance a considerable addition to the offering, should such occur. Through various causes many vessels have been prevented from making their regular trips, but influences behind this have contributed to check the arrivals. During the late heavy storms quite a little amount of stock was entirely or partially ruined, and, while this alone would not have produced any decided effect, it makes an addition to the very serious loss of work enforced while the unfavorable conditions of the elements existed. With the return of propitious weather, therefore, operations were resumed with all the vigor possible and pushed ahead to the fullest extent, in order to make amends for the previous shrinkage in the output, manufacturers considering it more advantageous to pursue this course, and for the time being neglect shipments. Another incentive to stimulate production is the almost certainty that the next stoppage to production must be final and likely to be forced suddenly and unexpectedly at this season. At the present writing there is some little uncertainty over exact values, but the average run of quotations seems to show \$6.00@6.50 per M for Jerseys; \$6.50@6.75 for "Up Rivers" with some of the favorite brands held at \$7.00, and \$7.00@7.50 for Haverstraws and possibly \$7.75 for fancies. The supplies handled have gone almost exclusively into consumption, the condition of the weather proving a great stimulant to work, and it is thought hardly possible that dealers have been enabled to add anything to their accumulation for wintery stock. Pales have also secured ready sale, and are firmer, only very ordinary now selling below \$3.50, and some of the best still commanding \$4.00 per M. Fronts are wanted to the full extent of the offering and ahead, some manufacturers having enough work booked to carry them to the end of the season.

**CEMENT.**—We still find a great many conflicting statements on the market for foreign stock, but after all they generally lead to about the old story. Well-known first-class brands are maintained in price and sell close enough to the offering to prevent an accumulation in first hands, even with the recent full arrivals, while irregular stock, though finding a fair trade, is a less certain article to handle and varies materially in price. The general tone of the market, however, may be considered firmer and more active. Domestic stock has finally verified the predictions of a week or two past, and made an advance, the rate on Wednesday last going up to \$1.20 per bbl. for the general run of stock, while the favorite brands command the usual premium. Local calls are full and growing and there is the usual fall increase in the shipping demand for cargoes to go to interior and coastwise points for consumption. Many manufacturers are said to be sold ahead.

**HARDWARE.**—Dealers have been doing a very fair export trade on all the regular outlets, and the local business is also good, the latter, indeed, rather tending to increase if anything, especially in the way of builders' hardware. The interior demand, however, may still be recorded as disappointing, and in some cases there has been an unexpected falling off. The more conservative dealers, however, are by no means discouraged, but, on the contrary, rather look upon matters with a hopeful feeling, calculating that business will spread over a somewhat more lengthy period, but suffer nothing in the aggregate. Prices appear to be very well sustained, with no surplus of stock offering, especially of standard goods.

**LATH.**—Having shaken off the momentary depressing influences of last week through the selling out of the surplus offering, desirable and otherwise, the market develops the elasticity so noticeable this season, and shows a very fair recovery. The large amounts previously distributed, very naturally have a tendency to give many buyers a sufficient supply, for the present at least, and makes the demand less general, but nothing has been offered that did not receive prompt attention, and the price has gone up again to \$2.15 on actual sales, with renewed bids at this figure refused on cargoes here or close at hand. The advices from primary points continue strong, and receivers, very generally, are again in a cheerful mood.

**LIME.**—The demand continues to about sustain the former volume, and prices, without actual advance, are pretty firm. Receivers are making no additions to the offerings, in view of the absence of production, and it is expected this influence must eventually act as a stimulus to the market.

**LUMBER.**—Business is evidently not "on time" this fall, and average reports are again somewhat tame and unsatisfactory. Former values appear to be supported without much difficulty, and indeed make a fractional gain occasionally; here and there a dealer may be found quite active on home orders, where certain favorable conditions give an advantage over competitors, and the export trade is picking up, yet there is a noticeable absence of vim and volume to trade, and complaints are numerous. The season of the year, however, is a good point in sellers favor, and the general inclination appears to be to carry desirable supplies against the time when arrivals may naturally be expected to fall off, and accumulated stocks stand better chance for attention. Advices from primary sources are somewhat irregular, but as a rule, indicate disappointment over business similar to that felt here, and, while in a few exceptional cases efforts are made to keep up the semblance of a "boom," most of the leading trade journals admit a slack tone, with suggestions of lower rates on the least desirable portions of the stocks. This, however, will not make much if any difference here, owing to intermediate additions to cost through the advance in transportation charges.

Eastern Spruce retains a good market, and sellers are by no means anxious operators, with many inclined to shade up somewhat on their line of valuation. The demand shows nothing remarkable in the way of spirit or volume, yet still seems to exhaust everything coming in, even of only fair quality, and quite a number of orders are known to be in hand unfilled, owing to the indifference of manufacturers. Indeed, the latter is the strong point of the market,

apparently, and agents generally report much difficulty in securing bids upon the schedules sent out. When figures are named, they are frequently found to be above the rates now ruling. Some of the yards have a fair stock on hand, but a great many need further additions, and dealers are waking up to the fact that it is getting pretty late in the season. We quote at \$15@17 for randoms, and \$16.50@18 for specials, with extra difficult in proportion. We learn of a cargo recently received here, showing the remarkable dimensions 3x10 to 2x10 and 20 to 3i feet, on which the holder was asking \$31.

White Pine retains about the former position on the general line of values, but the tone is better. There is possibly room for complaint on the part of those who are not satisfied with anything less than a quick, sharp and snappy trade, as business certainly lacks such elements; but a pretty full volume of distribution is under way, with a chance for increase if properly managed. A little more building stock is wanted, manufacturers require increased supplies, and exporters have been lending a helping hand in working off some of the accumulations. The amount on hand, however, is very fair, and continues to receive additions from the mid-summer purchases in the main, though some new investments have recently been made at near-by primary points, and will at once be brought forward. We quote at \$20@21 for West India shipping boards, \$37@20 for South America do.; \$16@17 for box boards, \$18@19 for extra do.

Yellow Pine continues to improve slightly, if anything. Leaving out the accumulation of stock, which, owing to its undesirable character for general use, must remain without an outlet until some special call develops, the demand for standard grades is found to be gradually growing and values stiffening. As noted for some time past, dry flooring boards are particularly in sellers favor, owing to the extremely scant supply. The f. o. b. trade is very fair and increasing. We quote random cargoes, \$30@22 do.; green flooring boards, \$32@23 do.; and dry do., do. \$24@25. Cargoes at the South, \$13@15 per M for rough and \$20@22 for dressed.

Hardwoods show no change. Some offerings of medium and poor stock were found quite difficult to dispose of, even at a comparative low cost, but parcels showing any attractions secured attention and really first-class assortments could have been placed with greater freedom. Values about as before. We quote at wholesale rates by car load, about as follows: Walnut, \$80@115 per M; ash, \$35@45 do.; oak, \$40@50 do.; maple, \$30@40 do.; chestnut, \$40@50 do.; cherry, \$40@75 do.; white wood, 1/2 and 3/4 inch, \$3@35 do., do. and do.; inch, \$38@42 hickory, \$35@45 do.

Shingles have had a good trade both on home and export account, the desirable supply not increasing and prices maintained without difficulty. We quote Cypress at \$9 per M for 5x30, and \$11 do. for 6x20 regularly assorted shipping; Pine shipping stock, \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 16-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch \$16@22.25 for A and \$28.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$10.75@23 for No. 1; for 20-inch, \$5@10.5 for A and \$11.25@11.75 for No. 1.

From among the lumber charters and engagements recently reported we select the following:

A ship, 1,500 tons, St. John, N. B. to Liverpool deals, 73s; an Am brig, 413 tons, St. John, N. B., to Bristol Channel, deals, 71s, 3d; a Br. brig, 216 tons, St. John, N. B., to Barbados, for orders, lumber \$7, option of a direct port, \$6.50; a Nor. barque, 668 tons, Portland to Montevideo or Buenos Ayres, lumber, \$13.50; a brig, 351 tons, Calais to Montevideo or Buenos Ayres, lumber, \$14, net; a Br. barque, 416 tons, Brunswick to Montevideo or Buenos Ayres, lumber, \$19.50, net; two Br. barques, 499 and 518 tons, St. Marys to Montevideo or Buenos Ayres, lumber, \$20, net; a Br. schr., 415 tons, hence to Demerara, white pine lumber, \$5.50, and part cargo shooks, 26c.; a schr., 400 M white pine lumber, hence to Port Spain, \$5.50; a brig, 181 tons, Charleston to Kingston, Jam., lumber, \$10; a schr., 203 tons, Ferdinandina to Lagayra, lumber, \$13 and foreign port charges; a schr., 208 tons, Cedar Keys to Tampico, railroad ties, \$10 and foreign port charges; a schr., 170 M lumber, Jacksonville to New York, \$8.50, free of New York wharfage; a barque 425 M lumber, Pensacola to Boston, \$9.75; a schr., 481 tons, Ferdinandina to New York, railroad ties, \$6.50; a barque, 485 tons, Boston to Apalachicola, in ballast, and back with lumber, \$10; a schr., 330 M lumber, Pensacola, to New York or Sound port, \$9.50, option of Boston, \$10; a barque, 430 M lumber, Apalachicola to New York, \$9.50; a schr., 330 M lumber, Union Island to New York, \$7.25, free of wharfage; a schr., 330 M lumber, King's Ferry to New York, \$8.

The exports of lumber from the port of New York during the month of September last were as follows:

To West Indies.....	Feet.....	2,865, 71
To South America.....	.....	1,778, 405
To East Indies.....	.....	898, 673
To Europe.....	.....	160, 620

Total feet.....	5,722, 772
Previously reported this year.....	43,752, 014

Total since Jan. 1, 1882, feet.....	49,474, 786
Total, same time 1881, feet.....	56,341, 676

**GENERAL LUMBER NOTES.**

**STATE.**

**ALBANY MARKET.**

The Argus reports for week ending October 3, as follows:

Sales have been fairly active during the week, with a moderate attendance of buyers. The shipments indicate some large orders by mail, which have been quite brisk. The receipts of pine have been large from boats west of the canal break, and there is now in the yards a fine assortment and a full stock, much of which is well seasoned. It is now a good time for close buyers to lay in their stock before higher rates of freight increase the cost, as not more than two months of navigation can be safely anticipated. The late rains in the spruce regions were so severe as to run off in freshet, and now the mills cannot saw more than eight hours a day. All sizes are now in market and are being sold at the old prices. Hardwoods of all kinds are in fair supply and good order. They are freely sold at unchanged prices, but will soon be higher from increased cost in freight.

River freights are quoted:  
To New York, \$ M ft..... \$ 90@1 00  
To Bridgeport..... @1.37 1/2

To New Haven.....	@1.37 1/2
To Providence, Fall River and Newport.....	@2.00
To Pawtucket.....	@2.25
To Norwalk.....	@1.30
To Hartford.....	@2.00
To Norwich.....	@2.00
To Middletown.....	@1.75
To New London.....	@1.75
To Philadelphia.....	@2.00

**THE WEST.**

The Northwestern Lumberman as follows:

**CHICAGO.**

AT THE DOCKS.—The Chicago cargo market during the past week has been well stocked the entire time, the offerings embracing upon no day less than from 12 to 15 cargoes, and a majority of the time from 20 to 30. The total receipts of the week reached 74,627,000 feet of lumber and 40,390,000 shingles, exceeding those of the corresponding week of 1881 by 20,000,000 feet of lumber and 20,000,000 shingles, so that the week may be classed among the largest in receipts of the entire season. The total receipts here have been brought up to 1,528,897,000 feet of lumber and 631,999,000 shingles, showing a total excess over the same period last year of 149,872,000 feet of lumber, while shingles have risen from a decrease of 2,000,000 a fortnight ago to an increase of 18,091,000, on their way toward again reaching the increase of 90,000,000, which was noted in the June statements.

The market, under the influence of these large receipts, has been a weak one in every thing but the finer grades of lumber, and the item of shingles. Dimension sizes, short lengths, may be called from 25 to 50 cents weaker, sales having been made on coarse short at \$10.75, while the market quotation is \$11 on average grades. Long lengths have not been offered in so great abundance as on the previous week, but enough to show that there is a corresponding weakness, and quotations are a trifle off those heretofore given. The larger part of the lumber offering has been of coarse grade and No. 2 stock, and if there is one thing with which the yards are well stocked, it is this. Good stocks, on the contrary, have been in request, and the prices well maintained. Shingles have for some time been firm and in request, and the large arrivals of the week have not tended to weaken the demand or price. It is a very ordinary \*A\* shingle which will not bring \$2.75, while the best are quoted at \$2.90 and \$2.95, with some sellers claiming that \$3 is not too much to ask. It is one thing to ask, and another to get, and we do not learn of the price being paid as yet.

The secretary of the Lumberman's Exchange has been at work for some time past in endeavoring to arrive at a correct basis for calculating the shipments from this city, and has ascertained that the average weight of 32,150,000 feet, shipped by promiscuous dealers during the month of August, was 375 pounds per thousand feet. This embraced 2,805 cars, averaging 11,102 2/3 feet per car. Upon this basis he estimates the August shipments by rail and canal at 138,958,756 feet, or 74 1/2 per cent, leaving 47,561,385 feet, or 25 1/2 per cent, of the total, to make up the 186,520,141 feet shown by the September inventory to have been disposed of during August. Upon the same basis it is figured out that the volume of trade for September differs but little from that of August, the rail and canal shipments to August 26 being 124,000,000 feet; estimate for four days at same proportionate rate, 23,620,000 feet; city consumption (add one-third), 49,207,000 feet, leaving the estimate of the September shipments at 196,827,000 feet. It will take a few weeks' test of the basis to determine the value and correctness of the figures. The percentage of city consumption will not astonish the readers of this journal, who have noted our estimates of from 2 to 2 1/2 per cent, for the past three years.

A comparison of the two months of August and September shows the trade of August, 1882, to have been 16,734,915 feet less than for the same month in 1881, while, if Mr. Hotchkiss' estimates are realized, the trade of September, 1882, will not be far from 196,827,000 feet, as compared with 155,138,000 feet for September, 1881, an increase for the present year of not far from 41,000,000 feet, while the two months, August and September, 1882 vary but a trifle in the volume of trade.

Freights are growing firmer with the accession of fall weather, and vessels are in better demand, while the fact that some vessels are already lying up is good evidence that vessel property is not making its owners very rich at present freight rates.

**CARGO QUOTATIONS.**

Short dimension, green.....	\$10 75@11 25
Long dimension, green.....	12 00@13 50
Boards and strips, No. 2 stock.....	13 00@15 00
No. 1 stock.....	16 00@21 00
No. 1 log run, culls out.....	17 00@22 00

In Hardwoods trade is still comparatively quiet. There has been something of an improvement, which was not evenly distributed. While there has been a fair volume of business with some dealers, trade has fallen off with others, and all do not agree as to how good it is. It is safe to say, however, that trade is not so dull as it was some weeks ago. All handlers are waiting to see what the season will bring forth, though it is pretty well settled that there will be no great boom.

It is reported from some sources that there is more inquiry from consumers, some of whom are inclined to buy more largely than formerly. There is a prospect that some lines of trade will show more liveliness.

With some yards receipts have been equal to sales, and are now fair. As navigation closes in a few weeks receipts will naturally be good during that interim.

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

Our St. Louis advices for the past week show a decided increase in business at the yards, the local trade and shipments now reach two million feet per day at full rates. The receipts are only about equal to sales and stock is moderate for the trade. Chicago is sending out nearly fifty million feet per week, and the receipts for the year are about one hundred and thirty million feet in excess of last year's receipts up to this time, prices are steady under the pressure of the enormous demand. Little lumber is being sent west of the river under the present railway tariff, which gives the river cities the decided advantage. As will be noted elsewhere, the reports from Bay City, Nashville, New York, Dubuque, and other points, the business is booming all over the country.

Eau Claire is sending out over a million per week and are refusing to shade a cent for any sized order. The railway mills of Wisconsin are behind orders and hampered for want of cars, one firm with a stock of four million reports orders ahead for three quarters of a million and they are compelled to refuse more.

St. Paul is worrying over transportation and both for receiving and shipping and all hands far behind in shipments, with an enormous local consumption to handle. Minneapolis although finding some fault is perhaps as well served with cars as any other point as will be noted by table below. The heavy receipts of wheat gives cars to load back on nearly all the lines. There is no cutting on prices but no prospect of an advance. There are some indications of an increased cut of logs which is created by figures on logs and a fair prospect of opening the river for sending logs below. The Northern Pacific and Lake Superior yards are taxing the Northern Pacific rolling stock to its utmost.

The log business on the river is well nigh closed for the year although there is some prospect of securing some fifty million more on the Chiprewa where a large force are driving logs.

THE PROVINCES.

The Toronto Monetary Times has the following:

Lumbering promises to be attended with increased expense during the coming winter. Provisions, with the single exception of flour, are enhanced in price; bacon is higher, hay too, and oats, while labor will be more costly, for men are scarce. From Quebec, as well as from Ottawa, intelligence comes that is difficult to get men to go to the lumber camps. Whether this is because they have found more employment in the cities or in the factories or whether, as is more likely, the advertisements of contractors have attracted an unusual number to the Pacific Railway, the fact remains that lumberers are not easy to be had and that higher prices will probably have to be paid to secure them. The prospects are that the stocks of lumber wintered over in Canada will be light.

SOUTH AMERICA.

The latest Mail advices from Rio Janeiro report as following:

Pitch Pine.—The 414,811 feet per "Rosella Smith," referred to in our last, have been sold at 40¢500 per dozen. There have been no further arrivals. Market quiet. Arrivals in August 1,009,694 feet, against 335,054 feet in August 1881. Total arrivals since January 1st, 5,537,072 feet, against 5,073,474 feet, same period 1881. White Pine.—No arrivals. Market firm. Last sale was at 112 reis per foot. Arrivals in August 321,345 feet, against 509,744 feet in August 1881. Total arrivals since January 1st, 1,893,451 feet, against 2,508,715 feet same period 1881. Swedish Pine.—Arrivals, 454 dozen per "Sylphide" from Sundsvall; 778 dozen per "Emmanuel" from Stockholm which are not yet sold. Market without animation. Arrivals in August 3,436 dozen, against 1,835 dozen in August 1881. Total arrivals since January 1st, 11,059 dozen, against 3,736 dozen same period 1881. Spruce Pine. No arrivals. Market quiet and prices nominal. Arrivals in August 117,026 feet. Total arrivals since January 1st, 1,619,227 feet, against 259,946 feet same period 1881.

NAILS.—Business has retained a brisk tone, and exhausted the supply about as fast as it was offered, the regular sizes in particular, disappearing quickly. Former figures are retained on the regular list, but it is safe to add 10 cents per keg as the cost of small lots.

We quote at 10 1/2 to 6 1/2, common fence and sheathing, per keg, \$3.65; 8d and 9d, common do., per keg, \$4.00; 6d and 7d, common do., per keg, \$4.25; 4d and 5d, common do., per keg, \$4.50; 3d, per keg, \$5.30; 3d, fine, per keg, \$6.00; 2d, per keg, \$6.00. Cut spikes, all sizes, \$1.00; floor, casing and box, \$4.50@5.20; finishing, \$4.75@5.50.

Clinch Nails.—1 1/2 inch, \$6.25; 1 3/4 inch, \$6.00; 2 in ch \$5.75; 2 1/4 inch, \$5.50; 3 inch and longer, \$5.25.

PAINTS AND OILS.—The market undergoes but little change of a radical character. Demand is not quick or general, but still, in one way or another, quite a large amount of stock moves out, and the accumulation of standard goods is kept within control. This insures steady rates, with an occasional little advantage gained by sellers. Linseed Oil has fair sale, but the offering is ample, and with a prospective full product of domestic stock, prices rule easy at a further decline. We quote at about 53¢@56¢ for domestic, and 59¢@61¢ for Calcutta, from first hands.

PLASTER PARIS.—All reports are firm and cheerful, with full former rates sustained on every grade. Last month's arrivals of rock were the heaviest of the season for any corresponding period, but none of the burners appear to have a surplus on hand, and pretty much all have use for more. In addition to a full local distribution, there is a good and increasing home shipping demand, with occasional good sized export orders filled.

PITCH.—The demand has been fair on pretty much all the regular outlets and with no excess of stock, holders firm. We quote at \$2.30@2.40 per bbl. for city, delivered.

SPIRITS TURPENTINE.—Consumption has increased somewhat, and second hand stocks are reduced. This is reflected upon the general market, and parcels to break up, for jobbing use, are more frequently called for with a firmer tone on values resulting. As this report is closed, the quotations stand about 46¢@48¢ per gallon, according to quantity handled.

TAR.—Business has been pretty fair of late, and most dealers seem very well satisfied with the market. Stocks remain under good control, and are held firmly. We quote \$3.00@3.25 per bbl. for Newberne and Washington, and \$3.00@3.37 1/2 for Wilmington, according to the size of invoice.

ALBANY LUMBER QUOTATIONS.

The following table of prices is from the Argus:

Pine, good, 2 1/2 in. and upwards, per M	\$62 00@ 64 00
Pine, 4ths, do	per M. 57 00@ 59 00
Pine, selects, do	per M. 52 00@ 54 00
Pine, pickings, do	per M. 47 00@ 49 00
Pine, good, 1 to 2 inch, per M	57 00@ 59 00
Pine, 4ths, do	per M. 52 00@ 54 00
Pine, selects, do	per M. 47 00@ 49 00
Pine, pickings, do	per M. 42 00@ 44 00
Pine, good, inch, per M	55 00@ 57 00
Pine, 4ths, do	per M. 50 00@ 52 00
Pine, selects, do	per M. 45 00@ 47 00
Pine, picking, do	per M. 40 00@ 42 00
Pine, cutting up, 1 to 2 inch, per M	35 00@ 36 00
Pine, bracket plank, per M	35 00@ 36 00

Pine, shelving boards, 12 in. and up, per M	30 00@ 32 00
Pine, dressing boards, narrow, per M	20 00@ 22 00
Pine, shipping do per M	19 00@ 20 00
Pine, box do per M	16 00@ 18 00
Pine, 10 in boards, dressing and better	31 00@ 35 00
Pine, do common	19 00@ 21 00
Pine, 12 in boards, dressing and better	30 00@ 31 00
Pine, do common	19 00@ 21 00
Pine, 1 1/2 in siding, selected, 13 feet	45 00@ 47 00
Pine, do common	18 00@ 20 00
Pine, 1 in siding, selected	4 00@ 47 00
Pine, do common	18 00@ 20 00
Pine, Norway, selected	23 00@ 24 00
Pine, do common	16 00@ 18 00
Pine, 10 in plank, 13 feet, dressing and better, each	42@ 45
Pine, 10 in plank, 13 feet, culls, each	@ 25
Pine, 10 in boards, 13 feet, dressing and better, each	28@ 32
Pine, 10 in boards, 13 feet, culls, each	20@ 21
Spruce boards, 9 in dressing, each	@ 16
Spruce boards, 9 in culls, each	@ 12
Spruce boards, 6 3/4 dressing, each	@ 11 1/2
Spruce boards, 6 3/4 culls, each	@ 8
Spruce, 1 1/4 in 9 in dressing, each	@ 20
Spruce, do 9 in culls, each	@ 14
Spruce, do 6 3/4 dressing, each	@ 14
Spruce, do 6 3/4 culls, each	@ 9
Spruce, 2 in 9 in dressing, each	@ 30
Spruce, do 9 in cull, each	@ 22
Hemlock boards, 10 in, each	@ 14
Hemlock joist, 4x6, each	@ 23
Hemlock do 2x4, each	@ 14
Hemlock wall strips, 2x4, each	@ 11
Black walnut plank, per M	\$100 00@120 00
Black walnut boards, 1 in per M	90 00@110 00
Black walnut do, 3/4 in per M	80 00@ 90 00
Black walnut common boards and thicker, per M	50 00@ 60 00
Sycamore 1 in, per M	30 00@ 32 00
Sycamore 5/8 in, per M	23 00@ 25 00
Whitewood, 1 in, and thicker, per M	35 00@ 43 00
Whitewood, under inch, per M	30 00@ 32 00
Cherry, good, per M	60 00@ 85 00
Cherry, common, per M	25 00@ 35 00
Ash, per M	40 00@ 43 00
Ash, brown, per M	25 00@ 30 00
Hasswood, per M	25 00@ 30 00
Oak, per M	40 00@ 43 00
Hickory, per M	40 00@ 43 00
Maple, per M	28 00@ 36 00
Hestnut, per M	28 00@ 40 00

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