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CONTENTS TO-DAY.

The new Casino will be found criticised in our columns from an architectural point of view. It is pronounced one of the finest specimens of Moorish architecture in the country. The four days' sale of the Jumel estate will be found fully described elsewhere. There is no other such large parcel of unimproved ground on this island to be disposed of hereafter. Hence lower prices were made for unimproved lots last week than will ever again be recorded in our market reports. All who use butter and cheese will be interested in the account we give of the production and sale of those articles. It seems we are becoming a cheese-eating and butter-consuming nation. While the use of oleomargarine is increasing, a greater demand is springing up for better qualities of butter. It appears that the western dairies and creameries are producing finer grades of butter and cheese than those of New York and New England. Moncure D. Conway contributes one of his very interesting letters about London matters. Apropos of the unveiling of Carlyle's statue, he quotes many interesting and hitherto unpublished passages from the private correspondence of the "Sage of Chelsea." The contributions of an ex-editor "Concerning Men and Things" will be found interesting, and some personal anecdotes are given. Sir Oracle this week casts the horoscope of the future, while "Barlow," of Washington, gives the probable programme of the Democratic party when it gets into power at the Capital.

The Cause of the Depression.

The business world is wondering at what seems to be the abnormal condition of trade. From all parts come accounts of the bountiful harvest of the past year. Every nation has the same story to relate of overflowing granaries and cheap food. Yet, in the midst of this plentifulness come complaints from every quarter of diminished profits in trade and of failures in all departments of business. The price of iron—which is regarded as the key to the industrial situation—is declining; cotton and woolen goods are not salable at prices which have been obtained in the past. Even the shares of the railroads, the traffic of which is steadily increasing, because of the abundant harvest, have to be "pegged" by the great railroad magnates in order to keep their status in the market.

What is the reason for this anomaly?

The answer is—that cheap food and raiment involve finally production at a lower rate. And it is this scaling of prices which is so depressing to business circles. The fact that goods will certainly be replaced at less cost reduces the value of all the merchandise on hand, and instead of a profit in trade there is a loss, and hence inability to meet engagements and bankruptcies.

Is, then, an abundance of grain and cotton a national calamity?

By no means, eventually all human interests are subserved by cheap food and clothing. By and by we will become accustomed to the changed condition of things, and cheap production will be followed by increased consumption, and this will be a stimulus, in time, to all manufacturing industries, and to the commerce of the world. The darkest hour is just before the dawn, and the present depression is certain to be followed by a period of great industrial activity. The price of railway shares cannot be kept down if the receipts of the railroads continue increasing and the dividends grow larger. The farmer, with an over-abundance of food products, will not stint himself for tools, necessities, and even luxuries. And so the old lesson will be retaught that the surest foundation for pros-

perous trade is an abundance of the fruits of the earth. This may not be apparent this year, but it will, in all probability, by the early part of 1883.

The Jumel Estate.

This sale of this property was a disappointment. The prices obtained last June were regarded as far less than the land was worth, yet they were higher than those of last Tuesday and Wednesday and Thursday. It seems incredible that lots on one of our finest up-town avenues should sell for less than \$900, and that side street property should go begging at \$300 a lot, yet such was the case at this sale.

The fact is, the elevated roads and the great office buildings and apartment houses have changed entirely the course of prices in New York realty. Were it not for the great number of very large buildings, by which six and even seven families are accommodated on one lot, and for the fact that a hundred persons can do business on a piece of ground which would not suffice for more than twelve some years since, New York Island would by this time, and with the same population, have been nearly covered with buildings. But our city has grown skyward instead of laterally. We are rebuilding the older settled parts of New York, so as to accommodate a much greater number of people on the same ground. This explains the remarkable enhancement of values in certain business and residence quarters of the metropolis, while it also accounts for the absence of speculation in those locations which are not immediately available for improvement. The time will doubtless arrive when the Jumel estate lots will sell for very high figures, but they may lay idle for years. While the rebuilding of the older portions of the city is going on, of course a certain amount of new ground is required for the overplus, but this will be supplied by the unimproved property near the elevated road stations. What the northwestern part of this island needs is some better means of communication with down town. There should be some extension of the Metropolitan Elevated road to accommodate people who live between One Hundred and Fifty-fifth street and Spuyten Duyvil. Then would come the time when land on this island could be utilized for houses surrounded by grounds. Eventually rich people will not be satisfied with a fine house built directly upon the street. With our modern means of communication the well-to-do can transact business in the lower part of the city and yet live in homes with rural surroundings. There is an abundance of unimproved property available, and it is surprising that some far-seeing owner of realty does not set apart a section not too distant from an elevated station upon which fine houses could be built, surrounded by grounds with noble trees and ornamental shrubbery.

It is safe to say, however, that anyone who secured portions of the Jumel estate will have no reason to regret the purchase.

What of Democratic Policy?

On Saturday last at a dinner given in his honor, in Boston, by the Democratic State Central Committee of that State, General Butler made a speech which is worthy of much more attention than it has received. Much of it was an eloquent eulogy on what the Democratic party had done—"the results of its statesmanship, the outgrowth of its principles." What are those results? "The progress of the country and the extension of its territory until the sun now rises and sets upon the land of the United States." The great Louisiana purchase of Jefferson is first adduced as a case in point, opposed as it was by the opposition party of that day. "Who would now," says the orator, "give up the Mississippi River, Missouri and the West to any power on earth?" Texas is then referred to as a State a third larger than the Empire of France, "and this day and hour developing, by the richness of its soil and the beauty of its climate, into an empire, which is destined to be divided directly into four States of this Union, each greater in territory, age and in the next decade in population, than the territory of New England." The war with Mexico followed. We acquired nothing by war directly; but we "acquired the right to buy and pay for, honestly and fearlessly, the great empire of the Pacific coast, Arizona and New Mexico." He points to these as the crown jewels of the Democratic party. "For twenty odd years there has been no chance for Democratic statesmanship to assert itself in the government."

The important question at this time is, does General Butler mean to suggest that a policy of the peaceful extension of the boundaries of the United States is at this time the proper, as is the traditional, policy of the Democratic party? The attentive reader of his speech can have no doubt upon the subject. In reply to the question "is the Democratic party equal to the task?" he says: "It becomes our duty to teach the people that the sons are as the fathers were, equal to anything that conduces to the glory, honor and perpetuity of free institutions in this country." Butler weighed his words well on this occasion. There was not the slightest need of referring to the glories of the old Democrats in enlarging boundaries, unless

it was intended to incite the new Democrats to follow in their footsteps. In so many words, they are invited and counselled to do so. It should not be forgotten that General Butler's name has been mentioned, on more than one occasion, in the schemes for the purchase of lands in lower California, and for the ultimate annexation of such lands to the United States. Longing eyes have been cast upon certain Mexican states contiguous to Texas and New Mexico. It has been felt in certain quarters that such territory ought to be annexed as the only mode of preventing cattle raids, and leading to the development of the country. The Democratic dream of the annexation of Cuba is still a dream. The bitter hostility of Sumner and Schurz prevented the acquisition of Santo Domingo. Later a coaling station in the West Indies could not be obtained, by reason of senatorial opposition. With the exception of the purchase of Alaska, the Republican leaders set their faces like flint against any extension of the boundaries of the United States, and Johnson, under whom that purchase was made, was more a Democrat than a Republican, and Seward, in making it, was following Democratic precedents, rather than being guided by Republican desires.

It must be admitted that our Republican administrations have been shamefully derelict in sustaining our dignity abroad. The annals of no nation contain a more humiliating chapter than that devoted to recounting Mr. Fish's diplomacy during the Cuban insurrection. Spain killed our citizens and gave us no satisfaction, but Mr. Fish opened not his mouth. Statesmanship of that kind should have its reward in the present, for it will not be likely to obtain any reward in the future. Blaine may or may not have had a job in his South American policy. Unfortunately his past was not proof against the suspicion that such was the fact. But he must be credited with having had a clear conception of the fact that the United States are a great nation and that it is high time our government made its influence felt in a legitimate way. It may be, as Gen. Butler intimates, that it is too soon to discuss these questions. But of one thing we may be certain that the day is not distant when such questions must be discussed and when statesmen will not appeal to the American people in vain in regard to them. The Democratic restoration is likely to stimulate such discussions, as that party having no recent history on which it cares to dwell will fall back upon its early history of territorial acquisition and thus it may stimulate a policy devoted to acquisition of territory, combined with a vigorous but not truculent foreign policy.

Mr. William M. Lent's prediction in these columns, that in ten years' time the Union Pacific and the Central Pacific roads would be abandoned to the government by the present companies, has naturally attracted much attention. The reasons given for this belief appear to have weight. These two great trunk lines to the Pacific will soon be subjected to the active opposition not only of the Southern Pacific and the Northern Pacific, but also of a parallel line running from Denver to Salt Lake City, and from that point to Eureka, Nevada. Everyone who has traveled from Council Bluffs to Sacramento will bear witness to the fact that the officers of the two trans-Pacific lines are not spending any money on the depots and stopping places. The open sheds where passengers land and freight is handled are the same that were improvised when the roads were first opened. It is the managers of the Central Pacific road who are building and who own the Southern Pacific road. The government-built roads represent a debt of nearly \$100,000 a mile, and the obligations are held by the public, while all the securities of the Southern Pacific road are securely locked up in the safes of the Huntingtons, Hanfords, Croakers and their Pacific coast friends. If the so-called government commissioners were of any use beyond pocketing a salary, they would investigate this matter and call Mr. Lent as a witness.

F. B. Thurber and his friends are on the right track at last. What the country needs is a government postal telegraph. The present Congress ought to authorize its construction as soon as the Postmaster-General's report favoring it is read to the two houses. Every other nation has found that government telegraphy is indispensable. No free people should tolerate the private ownership of the medium by which all news is transmitted. There is not a country in Europe but what would revolt if the house of Rothschild, for instance, should get possession of the means by which news is transmitted and the markets of the world reported. It would naturally be suspected that business would be betrayed and the market reports "doctored" to suit the interests of the great banking house. It is simply intolerable, that one of the most characterless speculators who has ever appeared in any money market should have the entire telegraph and cable service of this country under his absolute control.

Representatives from all the News and Press Associations of the country have been in Conference in New York city during the past

week, yet not a city paper has said a word about it. The dispute between the New York and Western Press has been referred to a committee consisting of Smith and Haldiman of the Western Press, and Whitelaw Reid, Thomas F. Connery, and Charles A. Dana, of the New York Press. Mr. Dana is Chairman of the Committee. The recommendation of this committee will not conflict with Jay Gould's wishes. He is master of the situation, and the New York Press have lost their news monopoly forever. The Western Press will have its own news bureau in Europe and this country.

Moncure D. Conway on Carlyle's Statue.

LONDON, October 31, 1882.

Editor RECORD AND GUIDE:

No part of Professor Tyndall's admirable address, when unveiling the statue of Carlyle, was more warmly received by the literary company who heard it than his expression of a hope that one day a similar statue of Emerson would be placed there beside it. Already, I have reason to believe, the matter is under consultation. There is before me a letter written by Carlyle in which he speaks of the existence between himself and Emerson of an old covenant of love. These two men, the most salient figures of our age, loved each other largely by reason of their differences, and they will always be linked together as Isaiah and Jeremiah, Plato and Socrates, Democritus and Heraclitus. The spirit of one great epoch breathed upon them, and drew from them severally strains of the old world and the new—the despair of a dying, the hope of a new-born age. Boehm would no doubt make a grand image of Emerson, but it were better done by an American—say by Story. For one thing, Story was a friend of Emerson; for another, no man is so apt to recognize the genius of America, and its intellectual incarnation, as one who has beheld it in a perspective that hides petty details, and from beside the monument of a past in ruins.

As I gazed upon Boehm's majestic figure of Carlyle, seated with crossed hands amid the tinted trees, his eyes bent upon the most beautiful view of the Thames, beloved of artists, there was freshly impressed upon me a feeling I have long had that it was this same potent genius of Art for which Carlyle groaned and which he rejected. "The condition of his toiling countrymen oppressed him like a nightmare," said Tyndall, and intimated that it was impatience at a philanthropy which overlooked the white slaves of their own country to look after the black slaves of other lands which made Carlyle turn against negro emancipation. How true! Carlyle was a peasant, born among peasants, and he had seen some of the best people, including his own parents, struggling on through life in poverty and ignorance, surrounded by an idle nobility and middle-class wealth with "its fine eyes looking over into Africa." There he was half right, at least; but he was wrong in thinking of art as only another kind of Africa, drawing away energies that might turn the actual world into order and beauty. His convictions of this kind strongly influenced Ruskin, and had much to do with transforming the great art critic to a social reformer—one, however, whose schemes of reform are still as dreamy as pre-Raphaelist pictures. I remember once taking tea at Carlyle's, Ruskin being the only other present, when the two were talking about the frivolity of the age. Ruskin had read that morning about a clergyman who kept a pistol to shoot sparrows, but with it had accidentally shot himself, and he thought it almost enough to make a man believe in special providences. In this Carlyle heartily agreed, and proceeded to tell some pretty stories about birds. "There is a special providence in the fall of a sparrow," says Shakespeare; and here it was in the hearts of two men supposed to be indifferent to the oppressions of men. It would have been better if Ruskin could have conquered Carlyle to the gospel of art, and made him feel that men will not follow a pillar of cloud and fire into any wilderness unless art has shown them from its Pisgah the land of milk and honey beyond it. Otherwise they will stick by the old bondage and its flesh-pots.

Carlyle included in his dislike the literary art. I have before me some letters of his written long ago to a young Scotchman—whose daughter allows me to use them—and they are pervaded with his feeling that literature is a poor thing except it be a mere lever to lift certain weights burthening the world. Here are extracts from one written in 1840: "It will be good news, in all times coming, to learn that such a life as yours unfolds itself according to its promise, and becomes, in some tolerable degree, what it is capable of being. The problem is your own, to make or to mar; a great problem for you, as the like is for every man born into this world. You have my entire sympathy in your denunciation of the 'explosive' character. It is frequent in these times, and deplorable wherever met with. Explosions are ever wasteful, woeful; central fire should not explode itself, but lie silent, far down, at the centre, and make all good fruits grow. We cannot too often repeat to ourselves, 'Strength is:een, not in spasms, but in stout bearing of burdens.' You can take comfort, in the meanwhile, if you need it, by the experience of all wise men, that a right heavy burden is precisely the thing needed for a young, strong man. Greivous to

be borne, but bear it well; you will find it one day to have been verily blessed. 'I would not for any money,' says the brave Jean Paul, in his quaint way, 'I would not for any money have had money in my youth.' He speaks a truth there, singular as it may seem to many." Meanwhile this young correspondent has studied law, but also wishes to pursue literature and to come to London. Carlyle shows disappointment at this in several letters. In one of his letters, however (1844), he says: "The great question is, Dare you—must you? It is an awful enterprise, that of London; but also full of generous results, if you have strength—strength to look chaos and hell in the face; to struggle through them to the adamantine isles." At the close he says: "The useless clamor and babble of our fellow-creatures do but bewilder us. 'Thou must be a great man,' they say, 'or we will not be flunkies to thee.' 'Who the devil wants you for flunkies? I will be a small man.'" Presently his young correspondent takes to poetry, and Carlyle (1845) writes: "It is not so pleasant to me that you have gone into verse, which generally means somewhat of untrue in these days. A man starting to sing, when what you wanted of him was real speech—description of the fact as the Supreme Author had seen good to make it. A sore evil under the sun, when I look at all the bearings of it. However, a man must take the dialect he finds suitable for him, and in verse, too, veracity shall be welcome to us."

These ideas have been expanded in Carlyle's works—are really keys to those severe passages in Carlyle's reminiscences which have been so resented. His contemptuous criticisms are directed against "the mob of gentlemen authors"—those who seemed to be writing for the sake of writing, who pursued literature as a profession, in sublime indifference to the woes of the world and evil tendencies of the time. Literature to him was a fiery furnace where he had entered as the heroic engineer Seig—that he might master the endangered train and save the people. I observe that the eminent men whose love for Carlyle has suffered no diminution are generally those with whom writing is a means to farther ends, though they are men whose opinions and aims differed widely from those of Carlyle. Among those who gathered with devotion around the statue last Thursday, Robert Browning was about the only one who can be described as chiefly a man of letters. They were men of science mainly—men whose views Carlyle dreaded, and reformers with whose hopes he did not agree. The purely literary class was, for the most part, conspicuously absent.

A few years before Carlyle's death, Helen Allingham, wife of the poet, a charming young artist, came to see him frequently, and one day he discovered her taking his portrait. His time for work was over, and he took some interest in her pictures. He was amused, like a child, when he saw her little chaos of pigments, and then watched as from that chaos emerged order: and in that order he saw his own face, the history of his life written in colors, and looked into his own eye. Had it only occurred to him in early life that so alone is the chaos he beheld in the great world brought into order: that Art is a real creator, and first gives to blind nature the human combination, the ideal direction, whose charm stubborn fact will surely follow! If he came to know this as he beheld the creations of his happy young friend, in which his own face grew happier I know not; but it is certain that his pathway to the grave was made softer by these flowers of Art, which he had neglected in stormy pursuit of fruits that could only come after such blossoms, not before them.

But, meanwhile, it is certain that no figure of our time has left to Art more noble themes than Carlyle. And this, not only by his writings, but still more by the picturesqueness of his life. In the memories of those who knew him best his portrait is painted as it were in rainbows. Since I wrote my little book about Carlyle, I have been told many charming anecdotes about him, showing what a world of sympathy lay in his heart. When he was a child a beggar came to the door in rags, asking for food; the family were all out, and the boy had no food for the man. But he took down his "pig," a little closed box so shaped, into which Scotch lads drop their savings, broke it on the hearth, gave the vagabond all his pennies, and then, as he told his mother on her return, he "knew what Heaven is." To the last, he could never pass a beggar without giving him something; and once when a friend reminded him of the sociological objections to that course, and that Archbishop Whately thanked God he had never given a sixpence to a beggar, Carlyle said, "Ah, that is not for any child of Adam to say." But he was wont to put his own generosity at the lowest. Once, a poor young aspirant for a literary success he had no chance of obtaining, came to Carlyle for money. "He asked me," said Carlyle, "for a hundred pounds for one week. I had never seen him before, but sat down and wrote the cheque, and when he had gone wondered that I should be such an ass. However, punctually after a week had elapsed, he appeared and paid me the hundred pounds. Where he got the money I could not imagine, but suppose he must have met a greater ass than I was."

The saddest thing to many of those who were intimate in the

home at Chelsea, is the impression gone abroad that Carlyle and his wife were not happy together. The self-accusations born of the very intensity of his love for her, have been accepted as history, which they surely are not. Just before Carlyle went to the south of France, where he wrote the greater part of his "Reminiscences," I sat with him for a time, while he spoke of her he had lost, and his every word of tenderness was illustrated in my memory by the frank conversation, the mutual raillery, and outbursts of laughter, which made the brightness of those two lives amid their cares and invalidism. In their cares and joys they were most intimate friends and partners. Though Carlyle might be indifferent to Art, he was not indifferent to female grace and personal charm, but much the contrary; and he never lost sight of the lovely girl who had given him her heart in the dear old days. In this interview, Carlyle was now and then so moved that I was apprehensive lest his mind should give way. Once he paused for a long time; his eyes gazed with their silent pain on the sofa where she used to recline, and he presently repeated, with a pathos that started tears to my eyes, the "Farewell" of Burns:

"Ae fond kiss, and then we sever;
Ae fareweel, alas, for ever!
Deep in heart wrung tears I'll pledge thee;
Warring sighs and groans I'll wage thee.
Who shall say that Fortune grieves him,
While the star of hope she leaves him?
Me, nae cheerfu' twinkle lights me;
Dark despair around benights me."

Not long ago I found one of the earliest translations by Carlyle from Goethe, which appears to me of too much value to be lost, and may in part be printed here. It is a circular letter addressed by Goethe. "To the youthful poets of Germany." After stating that he was unable to reply privately to all the letters he received from the aspiring literary youth of his country, and a few remarks of less importance, Goethe writes: "Herein, however, lies the danger, for many who are traveling the same road will join company, and enter upon a pleasant excursion together, without trying themselves well, and observing whether their goal lie not all too far in the blue distance. For, alas! an observant well-wisher has very soon cause to remark, that the deep-felt complacency of youth secretly fails; that mourning over vanished joys, regret for the lost, longing for the unknown—the unfound, the unattainable, discontent, invective against hindrances of all kinds; struggles against envy, jealousy, persecution, trouble the clear spring—and thus we see the joyful company break up and become joyless misanthropic hermits. How difficult it is to make it intelligible to talent of every degree that the muse is a delightful companion on the journey of life, but in nowise a safe guide!"

"When at our entrance into the life full of action and effort, and scant in pleasures, in which we must all, be what we may, feel ourselves dependant on a great Whole, we ask back all our early dreams, wishes, hopes—all the delicious joys and facilities of our youthful fairy land—the muse abandons us, and seeks the company of the man who can bear disappointment cheerfully, and recovers from it easily; who knows how to gather something from every season; who can enjoy the glassy ice-track and the garden of roses, each in its appointed time; who understands the art of mitigating his own sufferings, and looks steadfastly and industriously around him where he may find another's pain to soothe, another's joy to enhance."

This was translated by Carlyle in 1835. He could not, however, quite take to heart, as we have seen, all of Goethe's advice, and so he could not, like the great German magician, build up a mimic ideal world on the stage, or be content to have his heroic figures move there until men should rise to their stature. He dismissed the muse, not only as a guide but as a companion. But the muse would not leave him; not permitted to console and sustain him as Art, she animated his work with poetic fire and decorated it with beauty; she touched his unconscious life to picturesqueness; and set the best artists to try and portray him.

And so it now is, that, despite his repudiation of Art, the one single purely artistic statue among the monuments of London is that of Thomas Carlyle. MONCURE D. CONWAY.

A correspondent calls for a mass meeting to protest against the erection of a huge retail grocery store on Fifth avenue, near the Central Park entrance. A more effectual way of stopping that profanation would be for the customers of the concern to sign agreements not to trade with it unless the design is abandoned of ruining the most valuable residence property in New York. This concern is famous for selling its groceries so cheaply as to put competition out of the question and making its profits on liquor said to be of very poor quality. Some years since, when the *World* newspaper exposed the establishments which sold fusil oil whiskey, many of the dealers complained of said in every instance it was procured from the firm which now proposes to defile Fifth avenue. But property-holders should bestir themselves and convince these retail liquor dealers that it would be to their interest to put their proposed shop on some side street.

The Alcazar Casino.

Messrs. Kimball & Wisedell, the architects of the Casino, have attained in that work a brilliant success, and have added to our street architecture one of the most effective and picturesque buildings, which relieve its monotony without adding monstrosities.

For picturesqueness the architects had one advantage which it would be unfair to lose sight of. The wisdom of our ancestors is not brilliantly exemplified in the street system of 1807, which they have imposed upon their descendants, and which it is now too late to change, or even in the parts of the island already thickly settled, seriously to modify. A rectangular street system is only advantageous in a plain of unlimited extent, or in a plain equally limited in all directions, and that is not at all the case here. The practical consequences of the street system were pithily put by Messrs. Olmsted and Cross in their report advocating the adoption of another system in the annexed district. "The attempt," they say, "to make all parts of a city equally convenient for all purposes, practically results in making them equally inconvenient for all purposes." If two diagonal avenues had been reserved in the original plan, starting, say, from the "foot" of Fourteenth street, and ending at the foot of Fifty-ninth street, crossing each other, as they would, at a plaza upon Murray Hill, it is easy to see what the gain in practical facility of traffic would have been. Now, whoever wishes to go from up-town East to down-town West has to "run down his latitude" first, as ships used to do before the art of navigation had been perfected, and afterwards make his longitude.

But the practical gain is not so obvious as the gain in variety and interest that would have resulted from laying out the streets thoughtfully, with a view to the topography instead of spreading over all the impartial gridiron. There are exceptions to the rule of monotonous rectangularity in the lower parts of the town, which were built as they were wanted before the street system was made. When building sites with these irregularities have come under the direction of able architects, to whom difficulties are opportunities, the results have been among our most successful buildings. Mr. Wither's Jefferson Market Court House is one excellent instance of this; Mr. Eidlitz's Dry Dock Bank, which is set on the square, although the corner of its site is an acute angle, is another; Mr. Post's Post Building, which we praised last week, is still another. Not one of these buildings would have been effective if it had been set squarely on the corner of a square "block." In old towns like Nuremberg and Rouen, not the least charm of their picturesque architecture comes from the irregularity of the streets, whereby one gets glimpses and bits of buildings from unexpected points of view.

Above Fourteenth street, the only exception to the tiresome regularity and rectangularity of the street system is furnished by Broadway, which was already, in 1807, too important to be ignored in the laying out of the city. Along Broadway, therefore, are the best and most effective sites for public buildings. The directors of the new Opera House have been wise or fortunate in securing one of these for their structure; the owner of the Casino in securing another, and also and especially in securing able architects to make the most of their advantages.

The Casino is most noted by ordinary spectators by reason of its style, which is almost novel here in external architecture. Mr. Eidlitz's Temple Emanuel in Fifth avenue is an attempt to combine Gothic and Moorish work. Although the union is not complete, the front of this synagogue remains one of the most interesting works on Fifth avenue, while the interior is brilliantly successful. A later synagogue, by Mr. Fernbach, in Lexington avenue, is still more distinctly Moorish in style, but, although a scholarly piece of work, it is not nearly so successful, architecturally, as its larger and costlier predecessor. These are the only serious essays in Moorish architecture that we recall, except an iron shop front in Broadway, by Mr. Hunt, which does not call for much comment.

Moorish architecture is distinctly "indicated," as the doctors say, by the requirements of the Casino. It was to have a fantastic and festal appearance, to be the expression of an irregular plan on an irregular site, and to make free use of such ornamentation as could be well executed from moldings in baked clay. No historical style contains so many precedents applicable to this problem as the Moresque, and as for the people who clamor for a "new style," and demand that the architect of a building like this should invent not only the details of decoration, but a decorative system, without reference to any historical architecture, it is safe to dismiss them with the simple remark that they do not know what they are talking about. Architectural styles grow, they are not invented. You might as well quarrel with a man for not inventing a language, and criticise a poem because words of it are all to be found in that same old unabridged dictionary.

Let us not be misunderstood. The fact that an architect designs in a style does not in the least compromise his originality, unless he puts in things that do not belong to his work in order to be "in style," or leaves out things that do belong to it on the same ground. So long as a language is living, new words will be added to it. So

long as architecture is living—or rather in so far as it is living—it will develop new forms. No Moorish architect ever had the problem of building a brick and terra cotta theatre on Broadway, and there are forms here, many of them, which no Moorish architect ever used or thought of, because no Moorish architect ever needed them. Messrs. Kimball & Wisedell have simply, in a thoroughly fresh and original work, availed themselves of that immense repertory of surface ornamentation in which no building has ever equalled the building of the Saracens in Spain, in Egypt and in India.

In general composition the building is no more Moorish than it is Gothic, not so much in fact. It is simply the architectural expression of an interior arrangement arrived at by a study of the practical requirements of the theatre, and an adjustment to them of the site given. Nothing in the work is more admirable than the freshness and the skill with which this exposition is made. The sweep of the auditorium here on the north side, visible externally on the north side, carrying its bracketed wooden balcony, and the manner in which it is set onto the angular base, the contrast, piquant without being discordant, between this and the straight side on Broadway, and, finally, the solid and vigorous tower at the angle, which resolves into a harmony the contrast between the two sides, and ties the parts into an architectural whole—these are among the happiest and most effective features of the design.

What is true of the building in general is true of it in detail. Nothing is done for architectural symmetry, or, rather, nothing is sacrificed to it. Openings are made where they are needed, and brought into architectural relation by careful study and careful modeling, so that the result is at once completely harmonious and completely expressive.

One of the temptations of the Moorish style is to fritting away the masses of a building in ornament, and to this temptation the Moorish architects themselves often yielded. But the architects of the Casino have so far avoided it that, with all the fantasy of ornament in their building, its main impression is that of strength and solidity. The unbroken masses of wall below, the smallness of the openings, and the visible depth of wall they exhibit, make a structure so apparently secure that it would be difficult to weaken it with ornament. The only considerable exception to this is the lightness of the terminal pier at the southern end of the Broadway front, which, skilfully as it and its adjoining openings are treated, has not the vigor and mass which are required at this important point. This security and solidity are gradually exchanged, as the building rises into a lighter, more open and more elegant treatment, until the light balconies at the top bear the same relation to the substructure as the foliage of an oak to its rooted trunk.

As for the detail, it is so unfailingly good, and so abundant, so well adapted to its place, its function and its material that it would be difficult to praise it too highly—or at too great length. One proof of the care with which the designs have been studied, and with which it has been executed, is that, although none of the ornament seems gross and exaggerated, when seen close at hand there is not a molding or an arabesque which is not distinct and telling in the general view of the building.

The interior decoration, which is not yet completed, promises to be quite as interesting as the exterior architecture, if not even more interesting, although Owen Jones's "Alhambra" and Prisse d'Avennes's superb "L'Art Arabe" have both been freely and neither slavishly used throughout. But the exterior recalls more the Saracenic architecture of Spain—the architecture of Cordova and of Seville—and the interior the Saracenic architecture of Cairo and the East, although the bulbous roofs and the interlacing of the flat arches on the outside recall also these more Oriental examples.

In view of this beautiful and artistic work, our wonder is renewed that when these treasures of ornament are open to them, that so many young architects should have turned to the meagre and starved detail of the so-called Queen Anne style, which is not a style, and which has never produced a monument.

The Union Club has appointed a committee to consider the advisability of purchasing sufficient ground on the lower end of the Central Park upon which to erect a suitable club building. The present location is held to be too far down town, as nine-tenths of the members reside above Thirty-fourth street. Long-headed business men are of opinion that eventually the great clubs, theatres and opera houses will be located in the neighborhood of Fifty-ninth street, at some point that could be easily reached by the two elevated roads. The most central point of the city, in point of fact, is that which is most accessible by way of our elevated railroad system. Special trains, on special tracks, could be run east and west from the present railway lines to convey the crowds who might wish to go to the places of amusements just south of the Park. The new opera house on Broadway is very badly located. It is not true that the majority who attend the opera use carriages. Ours is not a carriage or hack patronizing community. Should the

Union Club really select a site for their club house near the Park, the example would soon be followed by other clubs.

Our Prophetic Department.

SPECULATIVE INVESTOR—Your prediction concerning the stock market made some weeks ago seems to have been verified. You apprehended a dull market and lower prices up to the early part of November, but from the middle of this month to the early part of December you thought the quotations would be firmer, to be followed by a dull, perhaps lower, market at the close of the year. But the highest quotations were to come some time in January or early in February.

SIR ORACLE—You have correctly outlined my judgment, and I see no reason to change the view I have presented of the future of the market. All the factors warrant somewhat better prices than than those which obtained in September and October. The water ways will soon cease to be rivals of the railroad. The farmers are sending their grain to market, while cotton is coming forward in larger quantities than has ever been known. The railroads never did so large a business as they are doing to-day. True, the mileage is considerably greater, but they are making very handsome profits. This must tell upon the price of securities, though the market looks very uncertain just now.

S. I.—You said something about cotton. Would you venture a guess as to its future price?

SIR O.—Were I a speculator, and in the market, I should be inclined to sell cotton short. I think middling will be quoted in the nines. It is a rule of the trade that it is generally safe to buy cotton at any point below eleven, but there are exceptional causes at work which may reduce the price for the next four months. I think it will be found, when the cotton year is over, that we have nearly 7,000,000 bales this year, all of excellent quality. The fall has been very late, and there has been no loss from frost. The weather has not only fully matured the crop, but has premitted picking to an unusually late period.

S. I.—You look then for cheaper cotton for the entire year? Is it not true that great crop years of cotton are often periods of very high prices for that fibre?

SIR O.—Yes, but rarely when the crop is being first marketed. Cheap cotton early in the year stimulates consumption, and the increased demand for cotton goods enhances prices towards the close of the cotton year. An unusually large yield of cotton leads to waste as well as increased consumption, and this reduces the supply very materially towards the close of the season. There has been a shrinkage in the price of cotton goods, due to the expected large yield of raw cotton and the temporarily checked consumption at the time cotton was first coming upon the market. The present cotton movement is the greatest known in our history. I look to somewhat lower prices up to April, but next summer may see cotton again in the elevens if not the twelves. I anticipate a very prosperous season in all departments of business up to the reaping of the harvest in 1883, although, just at present, there seems to be a depression in many of the principal branches of industry. I do not look for cheap cotton all the year, for the shortness of the crop last year left but a small reserve when the new crop was first marketed. This lack of the usual surplus will make itself felt some time during the year.

S. I.—You still think corn, pork and lard a short sale?

SIR O.—I do; no one kind of food can permanently sell at high figures when all others are abundant and cheap.

S. I.—What do you consider the best and safest investment at this time?

SIR O.—For the next few years—land. It is a notable circumstance that, during the recent depression in stocks and trade, real estate all over the country was in eager demand, at advancing figures. It is curious that none of the journals of the day have commented upon the really remarkable activity in all departments of the real estate market. This is not confined to any one kind of property. It is as true of the farm lands of Dakota as of corner lots in the metropolis. If the figures were examined it would be found that prices are higher to-day and building more active than at any previous period in the history of the country. Nor can the business as yet be called speculative. Prices are by no means extravagant in view of the increase of our population and the development of our wealth. We are probably overbuilding; that is to say, while there may be a demand for all the houses now in process of construction, should hard times come, it might be discovered that certain kinds of improved realty would not be profitable. We are certainly building more railroads than the country needs at present, and we are possibly constructing more houses than will be wanted should there be a check to our prosperity.

S. I.—Suppose I should wish to invest in New York realty, where would you advise me to buy?

SIR O.—If you look at the carefully prepared tables of THE RECORD AND GUIDE, published week by week, it will be easy to select the locations which are in greatest demand for building purposes. The

plans filed daily at the building bureau show that the locations most in demand just now are on the east side, north of Fifty-ninth street; the flat region lying between Central Park and the Harlem River, and the annexed district, that is, the Twenty-third and Twenty-fourth wards.

S. I.—Do you think there is the same chance for great fortunes in real estate such as were made by the Astors, the Roosevelts, the Lenox's, and other great land owners in the past?

SIR O.—It is my belief that to-day the foundations of more and greater fortunes are being laid than at any time in the past. Wealth is not acquired so rapidly in real estate as in stocks or in general trade, but it is far surer. A wise investment of \$50,000 in the annexed district may bring in \$200,000 within fifteen years. The same sum on the line of improvement on Manhattan Island ought to double itself in five years.

S. I.—You speak of the west side, and what may be called the north side, as being tempting fields for investment. Is it not true that after all the great tide of population keeps on its northward course on the east side rather than on the west?

SIR O.—That is true; but then the east side is pretty well built up. I notice that the Astors have purchased on the other side of the Harlem the high ground which is a continuation practically of Fifth, Madison and Fourth avenues. They seem to argue that the fashionable location will not change to the west side, but will continue, as it has begun, in the central region of New York. If they are right, there are many shrewd observers at fault, for it has been noticed that the choicest residence property is on the west side of all the great capitals of the world. And certainly the west side of our own island is in every way the most attractive, naturally and artificially.

S. I.—The sale of the Jumel estate does not look much like a speculative *furor* in realty.

SIR O.—No; in these fast times investors wish to put their money into locations where an early advance is considered probable. The Jumel estate was away from the line of improvement, and it threatens to be some years before that property will be in demand by builders. It is safe to predict, however, that this is the last great land sale on Manhattan Island in which very cheap lots will be obtained. The distribution of this property among many holders will enhance the value of all unimproved realty in New York city. People with money to spare prefer purchasing land which will soon be in demand for building purposes.

Over the Ticker.

THAT melon was not cut at the last meeting of the Illinois Central directors, but, as Hugh Hastings put it, was "sent back to the refrigerator."

THERE is, however, a large surplus in the treasury of the Illinois Central, and, when the time comes, the melon will be found by the shareholders to be very toothsome.

THE Northwest will soon have its melon divided; while something of the same kind is also anticipated by the shareholders of the Chicago, Burlington & Quincy.

AT a secret meeting of the Western Union directors it is said that \$15,000,000 of bonds were authorized to be issued, from the proceeds of which a similar amount of stock was to be purchased in the open market. Should the Court of Appeals decide against the Western Union in the Williams suit, it will be found that the \$15,000,000 extra stock is in the company's treasury. But if the suit is decided in favor of the company, then will the stock be re-issued and the bonds cancelled. It was this report that sent the Western Union up this week.

HENRY CLEWES takes such small margins from regular customers, that it is jocosely said all he asks is the gold filling in their teeth for collateral. When the market went against his customers who were short of Western Union last week, "the boys" started the report that the latter would be forced to take out all their back teeth.

FLOWER, the Congressman, is credited with getting up the bogus railroad war in the Northwest. He sold his Omahas some time since for 54 and 112 respectively. The war reports are to enable him to get them back at cheaper figures. Flower is a daisy.

ASLEEPING-CAR combination is threatened. The Pullman company are sending out circulars showing how good a thing it would be if the Wagner, with its 250 cars, and the Woodruff, with its 70 cars, were to unite with the Pullman's 900 cars, so that travelers might have the benefit of the best organization and facilities for going from one end of the country to the other in the most luxurious manner.

IN the famous interview between the Chicago reporters and Mr. Vanderbilt, it will be remembered that he spoke of the possibility of a union of the sleeping-car companies. It would make an immense combination, and the public would be accommodated when extra cars were needed for any particular occasion. A company with few cars cannot meet the public requirements when a special demand is made. This is, doubtless, why the Rock Island road, after having its own system for twenty years, has just made a contract with the Pullman company, as has also the St. Paul & Milwaukee.

BUT this sleeping-car business shows how corporate obligations increase in this country. But a short time since the Pullman company was capitalized for \$8,000,000. Its stock now represents \$12,000,000, and if the consolidation is effected the sleeping-car monopoly will probably be capitalized at \$20,000,000 in stock, exclusive of bonds and floating obligations.

SPECULATION is very rife just now, though not in the stock market. In five days 462,000 bales of cotton, most of it "phantom," was sold in New York, as well as 12,000,000 bushels of corn. But petroleum "took the cake" in extravagant transactions. In six days, in New York, Bradford and Oil City, 119,036,000 barrels were sold. This is a prodigious figure in view of the fact that our largest oil production in one year was 27,000,000 barrels, and our total production for the last twenty-four years was only double the number of barrels sold during the past week.

THE bulls and bears had a square stand-up fight last week. Vanderbilt and Gould really worked for higher prices, while Keene, Cammack, Hutchings and Woershoffer were on the short side. As usual, the little financial sheets got left. They always remain bear for a week after the market turns bull, and *vice versa*.

Concerning Men and Things.

[Contributed by an Ex-Editor.]

Oscar Wilde and Theodore Tilton met accidentally at a private house, where I was present, a short time since. They made a curious couple, seen together. Both are over six feet in height, and each wears long hair. There ought to be a fellow feeling between them, for they have both been abused, criticised and ridiculed without mercy. I never could see much reason for this dislike myself, for Tilton has many popular characteristics, while Wilde is a graduate of Oxford and the author of a very fair book of poems. I confess I did not think so well of Oscar Wilde after reading his very extravagant laudation of Mrs. Langtry in a recent number of the *World*. There was too much gush in the composition, and I could not but think how, if Wilde was a mere reporter, his copy would have been cut down by any every day city editor of a morning paper. A well-known literary man said of one of Oscar Wilde's written effusions, that "it was a jar of honey upset," and I thought the expression a happy one. Wilde is a very fair conversationalist, though his manner is oracular and he delights in paradox. The trouble with the agnostics, I heard him say, "is that they know too much, they are too sure, instead of being in doubt." Then again, he boldly declared that the great actor was the comedian; tragedy was the shadow cast by humanity and its exponents were subordinate to the artist who portrayed life as it was. Garrick was the true type of the great actor, who was primarily a comedian and only incidentally a tragedian.

Among the noted journalists who have paid a great deal of attention to Oscar Wilde is Mr. Wm. Henry Hurlbert. He has had the wit to treat the æsthetic with a kind of mocking, humorous banter, quite different from the coarse abuse and silly ridicule which has been showered upon the odd personality associated with the name of Oscar Wilde. Had Mr. Hurlbert lived in Paris, he would have ranked with the great editors and feuilletonists of that brilliant city. He is a gentleman of very charming manners and a most delightful talker and writer. I remember him as far back as the time when he wrote dramatic criticisms for the *Albion*. This must have been thirty years since. In my judgment, they were better than anything which has recently appeared in our journals on dramatic matters. Mr. Hurlbert is probably one of the most versatile journalists living to-day. As a letter writer he is vivacious and picturesque; as an essayist and reviewer he has few, if any, equals, while his leaders are always brilliant. But his personality has been lost in our anonymous journalism, and of late years he has become the executive head of a great paper. I cannot think his present work is as congenial as it was when he wrote editorials for the *New York Times*, when that paper was owned by Henry J. Raymond, or when he contributed miscellaneous articles for the *World*, when Manton Marble was its proprietor. Mr. Hurlbert is a South Carolinian, by birth; he was educated at Harvard, and was for a time a Unitarian clergyman. Two hymns which he wrote can be found in many collections. He is a bachelor.

I confess to a feeling of melancholy when I pass by the ruins of the old post office, at the corner of Liberty and Nassau streets. The structure that preceded the post office was associated with my earliest childhood, for I lived almost from birth to manhood within a stone's throw of what was at that time known as the old Dutch Church—even then a memorable pile. I remember sitting on the gravestones telling and listening to fairy stories, and I recall the fact that one of my boyish companions was "Jemmy" Casey, who was afterwards the terror of San Francisco, and the first victim of the famous Vigilance Committee. My memory extends back over

forty-five years. At that time Bleecker street was far up town, and John street was a continuous row of private houses, while merchants and business men generally lived within a short distance of their stores, shops and offices. Well, the old post office is gone, soon to be replaced by a magnificent structure that will be an ornament to the city. I hope the architect whoever he is, will read the learned articles on his profession in THE RECORD AND GUIDE, and then draw plans which the writer will be able to honestly commend.

I have some personal associations with the old *Evening Post* building, on the site of which a very substantial edifice is now being erected by Parke Godwin. When I first commenced reporting, after I left college, it was on the *Evening Post*; this was in 1854, when Wm. Cullen Bryant, the poet, was the editor. I remember an interview with him which is perhaps worth recording here. In some sketch or report of mine which had been published, the words *ipse dixit* were made use of. I was called into Mr. Bryant's room. "Mr. —," said he, "I wish to give you a hint. In that dictionary" (pointing to Webster) "you'll find some 40,000 words. I write, as you know, a good deal, and I am able to express all my thoughts in the English language. I would advise you never to use a Latin, French, or any foreign word or phrase." It was a good lesson to me, though I thought at the time the old gentleman was hypercritical. While on the *Evening Post* I became acquainted with O. W. Bartlett, late of the *Sun*, who died a short time ago. He was a singularly able man, whose influence was felt in every position he filled. He also made a remark to me which I have never forgotten. "If you wish to succeed," said he, "in any profession, do some one thing in it better than any one else. People whose cleverness is shown in a general way rarely make a mark. Take the case of the painters in New York to-day, there are probably two hundred good artists. They are all well-trained, industrious and eager to make a name and fortune. Yet, out of that two hundred there are only some twelve or fifteen who make a living, and not more than three or four who acquire a fortune. But you will notice that the successful painters have some gift above their fellows. One is noted for his treatment of the skin, another has a nice sense for the arrangement of drapery, a third can paint an arm or a hand, a fourth gives you a likeness in which, while your features are preserved, you appear at your best. One artist has a trick of color, another of form. And these specialists have achieved distinction and fortune, while 90 per cent. of the other painters who are equally as good in the *technique* of their profession literally starve and are finally driven into other pursuits.' Now," continued Mr. Bartlett, "the same thing is true of medicine, law and literature, as well as in general business." I am afraid I did not profit by this excellent advice, for I have been somewhat of a "Jack-of-all trades" in my newspaper work.

Speaking of old times at the *Evening Post* it recalls a conversation I had within the last two years with Charles A. Dana, editor of the *Sun*. I told him that I had been a reporter on the *Post* in 1854, and felt disposed to claim that I was among the oldest journalists on the press of New York. "Oh," said Mr. Dana, "there are several others older than you. I became connected with the *Tribune* in (I think he said) 1846, and Willie Winter was on the staff when I penned my virgin editorials. Then there is Thomas Townrow, now a suburban reporter of the newspapers, who must have written his first items in 1838, or thereabouts." As the Press Club is about to give a reception to its members, would it not be well for its officers to hunt up some of the old veterans so as to give them special honors?

As an old editor, I am naturally interested in all new papers. One has just appeared, entitled the *Morning Journal*, which is full of promise. It is bright, newsy and vivacious. It is edited on the principle of making every line readable. The typographical "make-up" might perhaps be improved. There is always room in a great city for a new journal, if it is better than any of its predecessors, and somewhat cheaper in price. I shall watch with interest the early career of this new candidate for popular favor.

Praise from Sir Hubert, &c.

"I am delighted with your new departure in THE RECORD AND GUIDE," said Dr. Otto Fullgraff to a representative of this paper. "I have no doubt the paper will be a very great success. You can afford to tell the truth, for the proprietor is independent of Wall street and has no axes of his own to grind. Every other journal I take up, seems to me to be in the interest of some financial scheme. Your articles impress me as being able and honest. Then you do not care for either party and can be just and impartial. If you can escape the toils of the politicians you will fill a niche in journalism which has long been vacant."

"SLAVERY AND PRODUCTION" is the title of a lecture delivered before the New York Free Trade Club, by Mr. E. J. Donnell, and which has recently been published in pamphlet form. The little brochure gives a vivid description of the disadvantages arising from protection, and the benefits to be derived from the adoption of free trade by the United States. The writer shows how Great Britain has flourished since she abolished her protective duties, and how beneficial it would be to the great masses of our people should a great reform be instituted in our tariff in the direction of free trade. Answering the query as to how the revenue is to be raised should this take place, Mr. Donnell replies by pointing out that luxuries might continue to be taxed, affecting, as they do, but the few; whereas, the duties on the necessities of life, which affect the many, might very easily be abolished without any serious disarrangement of our finances. The pamphlet should be read by all interested in the question of Free Trade versus Protection.

The purchase of the Seamen's Retreat, at Stapleton, is being arranged for by the Marine Society of New York.

The Board of Aldermen are considering the advisability of increasing the park area of the city.

The House---Its Finishing and Furnishing.

The Cost of Furnishing.

There is an almost universal tendency in this country to estimate a thing according to its money cost, and to take its undesirability for granted if it is cheap. The locality in which we live and the houses we inhabit, the furniture we put in them, the very clothes we wear, are all endowed by some mysterious influence by dating from a certain locality and having figures enough attached to the bills of transfer by which we become the possessors. There is incidental truth, of course, in this mode of reasoning, but as a basis it is false and pernicious in its consequences. The very best things we have in this world—light and air—are free to all, and there are many things in daily use which are despised in one locality because they are plentiful and, therefore, cheap, and highly valued in another because they are dear. The noblest lesson to be derived from the teaching of George Eliot was the love and reverence for common things, and the most useful of the principles of modern æsthetic culture is that which reveals the beauty and harmony to be obtained from the simplest materials.

To the reader of newspapers now-a-days, and especially to one who derives his ideas from paragraphs which describe the decorative hangings and pieces of modern furniture which are spoken of as if they were the common purchase of the salesroom, a modern house, or even "apartment," is appalling. Sixty-dollar single chairs, \$250 for a cabinet and from five to fifteen hundred dollars for a set of curtains for a drawing room, and the necessity for something "antique" to give tone and character to the whole. This is the sort of rubbish, the infusion which floats through the minds of clerks and salesmen on salaries of one thousand to fifteen hundred dollars per year, and fills them with a haze of unreality which is very mischievous in its consequences. It is possible that human nature will get the better of it—that a sufficiently strong human liking for some intelligent, sensible girl will induce them to try to prove an exception, and then to their surprise they discover that it is cost that is the exception, and that the majority manage to get much that is bright and beautiful in life out of very small means.

A case in point occurred recently. A young man of education and taste had almost given up the idea of marrying, because "modern ideas," as he had read of them, demanded such fast outlay. But he fortunately met an equally well educated girl who was engaged in earning her own living as a colorist of photographs; and this event put quite a new color upon his anticipations of a future. His walks took a practical turn, he discovered delightful air, and river views, and all the latest improvements at comparatively low rents on the east side, he began to take an interest in furniture stores and insurance offices, and with the help of the young lady colorist made some very nice calculations. Her theory was that locality, domestic service, and skilful hand-labor put into raw material, were the three sources of extravagant cost in living, and she proposed, first, to disregard fashion in locality, and only look for sanitary conditions, and cheerful possibilities—second, to perform her own domestic work, and thus get rid of that source of outlay—and, third, employ the taste and skill of both in extracting beauty out of raw materials. This program has been strictly followed, and two happier people it would be difficult to find. Their flat, which costs less than a single unfurnished room in some localities, is a model of dainty neatness, and involved only about \$350 dollars for its entire furnishing, while the living of the couple, and it is in its way choice, costs considerably less per week than was formerly paid for the board of the man.

In the publicity and praise bestowed of late upon special designs, and special work in house furnishing and decoration, not enough of attention has been given to the growth and improvement in the manufacture of ordinary styles, and the relatively low price at which they are produced. The choice of beautiful woods in this country, and the development of honest, simple and artistic methods of ornamentation, gives us an immense variety of good styles, and an advantage in price over England, which is not popularly realized. No one can visit our great furniture factories and manufacturing establishments without being surprised at the beauty of designs, the increased simplicity and convenience of form and the wonderful improvement in finish which have marked the progress of the last ten years, and which have been accompanied by a decrease rather than augmentation in price. A little common sense put into the consideration of furnishing, and living generally, would simplify matters wonderfully for most people.

Modern dwarf book cases, which consist simply of a set of ash, walnut or ebonized shelves, with a top enclosed in an ornamental rail, and a slender pole from which to suspend a curtain, are a great improvement on the cumbersome old cathedral-like receptacles for forgotten literature. They stand flat against a wall, occupy little space, hold many books and the top serves the purpose of a small cabinet in the opportunity it affords for the display of a few pieces of good china and small easel pictures.

Household Decorative Items.

—A new pocket flask has the advantage of a cup formed by the neck, which can be taken off for drinking purposes.

—The handling of a new traveling umbrella forms a seat when the umbrella is closed, and is easily held, without being felt as any additional encumbrance, when the article is open.

—There is an infinite variety of lamps and lamp shades, but among the latter none are prettier than etched designs upon plain porcelain, or the covers of real old lace, in which characteristic medallions form part of the pattern.

—Curious Persian candlesticks are revived. They are in open filigree bronze two and three feet high. The socket for the candle is from two to three inches broad, being intended for the use of large candles, such as are frequently seen on the altars of Catholic churches.

—It is more important in covering the walls of a new house to select materials and patterns intrinsically good and suitable than something that has the cast touch of fashion—for fashions, even in wall papers, change, while the principles which underlie true art and fitness, do not.

—Glass receptacles are now used for flowers in table decoration, and the china figures, the cupids drawing chariots and the like, are filled with flower boles, producing a very pretty effect. If colored glass is used the flowers must be carefully considered, so as to heighten the effect of both.

—Among hanging lamps are a few antiques, and quantities of reproductions seemingly as good. Moorish swinging lamps, and silver lamps from Spain, though heavy and costly, are dull and pale beside the rich-looking Benares brass lanterns that hang in halls and between portieres in doorways.

—One of the latest things for painting is a small sickle of light-colored wood, with a spray of dried grasses or wheat attached to the handle. The painting is usually a spray of flowers extending nearly the full length of the blade, but occasionally small figures or tiny landscapes form the designs.

—A novelty in decorative china is a fisherman at sea in a basket, and making eyes at an inquisitive fish whom he is pulling up by his line. Another piece shows a Punch and Judy show, and the backs of two open-mouthed little Greenaway children, a boy and girl, who gaze with round eyes, and in antique guise.

—The newest frames for small beveled mirrors are of wrought brass, but the plush of last season are still in vogue, and a bouquet of flowers, or a large single one with leaves embroidered on to the lower corner, is a much finer and more appropriate decoration than attaching one of artificial leaves or flowers.

—One of the sights of the Munich Electric Exhibition consists of a room of the past, furnished with beautiful old carved oak, and lighted by candles, side by side with which is a room of the present, furnished with great taste and artistic feeling in the modern pseudo-antique style, and lighted by incandescent lamps.

—A late freak in decorative china consists of an open music book in French bisque, the edges of the leaves æsthetically curled, the lettering antique, and two grey doves with their necks craned, their small mouths wide open and their web feet tip-toed in the arduous attempt to decipher the characters and do justice to the melodies.

—The ugly table castor is a thing of the past; for vinegar and oil there is a little service of cut glass upon a plate mirror tray, and salt and pepper are obtained from charming little boxes of Minton or Wedgewood. Even the ice-pitcher seems likely to disappear. The latest method devoting a dainty glass carafe and their tumbler, filled with ice, to each person.

—One of the great difficulties of furnishing with different kinds of chairs of the costly upholstered kind now fashionable, is the finding spaces for them in which their "quaint," but oftentimes decidedly inconvenient forms can be made to stand, without taking up all the "floor." The modern city house is not adapted to these heavy and many angled pieces of furniture.

—Faience chairs and stools are much used for halls having marble floors. These large pieces of pottery are not common, and, like marbles, are considered too cold for other parts of the house. Odd hall chairs of all shapes and sizes abound, from funny three-legged stools with narrow, carved backs, looking like a spinning wheel, to handsome high Spanish chairs inlaid with ivory.

—There is a new fashion of hanging hall pictures, which places a continuous line of them upon the wall over the stairs, the pictures rising in steps with the stairs. Sets of small distinct pictures are usually used for this purpose, and among the many sets that have been made up for hall use by dealers in prints, one of the most popular is the Millais studies, collected this winter for the first time.

—An odd and pretty sofa pillow is made in the exact shape of a flour-sack, almost full and tied round the top with a cord. The material used is dark green plush, with a beautifully designed monogram wrought in the centre. The faring around the top of the sack is delicate pink satin, and the cord tied round is the same color finished with pink silk tassels. The effect of this is decidedly unique.

—There is a great deal of nonsense talked in regard to not buying "sets" of furniture, and a great deal more nonsense in regard to the ease of casually meeting with bargains in rich stuffs, and upholstering one chair after another until you have got the number required. But the truth is a "set" solves the problem for many persons who have not time or means to solve it in a more costly or leisurely way, and if manufacturers will stop using the startling and dreadful contrasts in bands upon the figured stuffs, and use simple, harmonious styles, modern sets of furniture would leave but little to be desired by persons of moderate means who cannot afford to "individualise" themselves.

Important from the Capital.

[Communicated by a well informed insider.]

WASHINGTON, November 15th, 1882.

Editor RECORD AND GUIDE:

The great question of the day in political circles here is, what will be the future policy of the Democratic party? This is a vital matter, and any light which can be thrown upon it will be eagerly scanned, not only by politicians, but by all citizens who are interested in the future of their country. After conversation with many well informed statesmen, I venture to make the following summary of what it is believed the most powerful influences in the Democratic party will try to effect:

First. Carlisle, of Kentucky, will be the Speaker of the House. The West and South are opposed to Randall because of his extreme protectionist views and the way in which he snubbed the Southern members when in the Speaker's chair. The free-trade issue is coming to the front, and the committee of the house will be so composed as to give those who favor a more liberal tariff a chance to bring forward the necessary legislation. Randall's ingenious arrangement of the committees when he was Speaker put a stop to any attempt to secure legislation looking to a relief from the tariff burdens.

Second. There will be no civil service reform undertaken by the Democratic majority, for the reason that the Federal office-holders are solidly Republican. As the vital point in all schemes for reforming our civil service is the retention of competent and experienced officials for life or good behavior, it would follow that the Republicans would continue to monopolize the offices. To this, of course, the Democrats cannot consent, and hence no civil service scheme will be even considered until there is a change in the office-holding body.

Third. The Democrats are pledged to liberalize and modify the tariff. But they are also under bonds to reduce internal taxation. The country must, therefore, not be surprised if an attempt should be made to get rid of our whole internal revenue system, including the taxes on tobacco and whiskey. Tobacco growers and distillers are very potential in the Democratic party. It is believed here that any falling off due to the abolition of internal taxation will be more than made up by the increased revenues which will result from a reduction in our heavy import duties. It has been the experience of all previous legislation that reductions on duties in imports has led to a great development of trade, and to an increased revenue to the country.

Fourth. The Democratic party confidently expect to revive the commercial greatness of the country. The navigation laws will be so modified as to take away the restrictions on trade. The American flag will be again seen on the ocean, and the monopoly of the carrying trade now enjoyed by English and German vessels will be broken up. This is a matter of particular importance to ports like New York, whose merchants will profit by the more liberal commercial policy of the country, as will all classes of the population.

Fifth. But most important of all is the attitude of the Democratic leaders on the foreign policy of the country. The speech of Governor-elect Benjamin F. Butler, of Massachusetts, in this connection is of the greatest importance. In outlining the past of the Democratic party, Gen. Butler said nothing about decentralization or State rights, but he referred to the historical fact that to the Democratic party is due every extension of territory to the United States since the adoption of the Constitution. It was Jefferson who purchased Louisiana from Napoleon the Great; it was the Democratic party which gave us Texas, California, New Mexico and Arizona. The same party took the extreme ground against Great Britain on the northeastern boundary question as well as the Oregon dispute. Even the Alaska purchase was sanctioned by President Johnson, an old Democrat. On the other hand, the Whig and Republican parties have always persistently opposed any additions to our territory. St. Thomas, Cuba and San Domingo would to-day be flying the American flag were it not for the opposition of the Republican party chiefs. The meaning of Gen. Butler's speech is that the Democratic party will endeavor to purchase from Mexico its northern states, so as to round our territory and make the Gulf of Mexico an inland American lake. This is no new scheme. Ex-President Grant always favored the policy of absorbing Northern Mexico. When the proper time comes it will be found that Wm. M. Evarts, when Secretary of State, was willing to commit the country to the same policy, but he was "sat upon" by President Hayes. It is notorious that James G. Blaine would have made the Guatemala dispute with Mexico a pretext for bullying the latter country into surrendering her northern provinces to the United States. There are now corporate, mining, and railroad interests that will demand the annexation of Sonora and Chihuahua.

The above outlines the programme of the Democratic party as far as developed. The next session of the present Congress will show that the reorganization of parties is inevitable. Many Republicans will join the free-trade Democrats, and all protectionists will unite against the democracy. Instead of being Speaker of a Democratic House, Robert J. Randall will, in all probability, be one of the leaders of a new anti-Democratic party. Moreover, there are those here who believe that President Arthur, General Grant, with the stalwarts generally, will form a quasi-alliance with the Democratic majority so as to liberalize the tariff, increase the commerce of the country and extend our territory southward. Grant has always held that the United States should possess Samana Bay, St. Thomas, the Sandwich Islands and Northern Mexico. There promises to be some wonderful political metamorphoses within the next five years.

BARLOW.

Mr. Samuel Barton has bought for the Philadelphia & Reading Railroad Company the water front on the south shore of Staten Island, between Stapleton and Tompkinsville, for the sum of \$60,000.

The Future of the Butter and Cheese Market.

The high price of butter and cheese at the present time, notwithstanding the abundant pasture over the whole country, is a cause of wonder to consumers, and they receive but little comfort from the assurance of the dealers that there is no immediate prospect of a decline, especially in cheese.

We have gathered from reliable parties engaged in the trade some information concerning the causes of the present prices and probable future course of the market, and also as to the value of our home production, and the great increase in domestic consumption. Mr. George S. Hart, of Messrs. George S. Hart & Co., one of our largest receiving firms, states the average production of cheese in the United States in recent years to be 6,000,000 boxes, or 300,000,000 pounds, valued at 30 million dollars, of which we have usually exported about 30% or 40 per cent. But he estimates this year's production, from May to May (which is the dairy year), at 20 per cent. below the average, and even below last year's product, which was seriously affected by the drought; and the exports are likely to fall off 30 per cent. from the average of late years. Mr. Hart ascribes the deficient home make to the general and very severe drought of 1881. It caused the pastures to wither and reduced the corn crop of the country 500,000,000 bushels, and feed became so scarce and high, and cattle also (there being barely feed enough on the plains to keep them from starving), that many dairymen sold their cows to the butchers. Mr. Hart thinks it will take some time to bring our home production up to the figures of late years, especially as many well conditioned yearlings were sold, and that the result of this will be discernible in our lessened production for a year or two to come. The fine pastures and unusual holding off of frost this autumn cannot make good the loss resulting from the large number of cows killed.

The stocks of cheese are light in this country and fair in England, and the export demand is moderate.

It is strange that so enlightened a government as that of England should not furnish any data whatever as to the volume of her dairy produce and dealers on both sides of the Atlantic are left to conjecture. Mr. John Anderson, of the large shipping house of Messrs. John Anderson & Co., states that at the English cheese fairs the supply of English cheese was larger this fall than usual, and it is believed that the production is larger than in previous years. At all events, the English maker seems inclined to bring forward his produce freely, and is apparently content with present prices, as he is looking for the usual supplies from this country to compete with him, in which, as we have said, he is likely to be disappointed.

The State of New York is the largest producer of cheese, and of the whole quantity made in the United States, 40% or 50 per cent. is marketed in this city.

The gentlemen we have named, representing both the receiving and shipping interests, are agreed in the opinion that in favorable years our best American cheese is equal in quality to the best English. This is owing to the more careful, uniform and intelligent handling of the article introduced by the factories, which have all but superseded the individual dairymen.

Present appearances indicate that the receipts at this market from the interior will be the smallest for the last ten years, and the exports are likely to be smaller than any year since 1875. An important advance may therefore be looked for, both in America and England, should these anticipations be verified later in the season.

The home demand for cheese is very large indeed, owing to the high price of meat, and also to the great consumption by the immigrants, whose numbers in three years are equal to the population of many of the European states. As an indication of the unusual magnitude of the home demand at the present time, we are informed that the receipts of Cheddar cheese from Wisconsin and Ohio have been so small this season that it has been almost impossible to give a quotation in this market. This quality of cheese is adapted expressly for export. It is also a most unusual occurrence that this year large purchases have been made in this State and shipped to the Western States to meet their home demand.

The manufacture of butter in the United States Mr. Hart estimates at 1,000,000,000 pounds yearly, which, at 25 cents per pound, equals 250 million dollars in value. Thus the butter and cheese made in the United States are valued at 280 million dollars, which is very little behind the value of the cotton crop, which is estimated at 300 million dollars this year.

We have been but small exporters of butter for some years past, the quantity only reaching about 4 per cent. of our production, while the exports for the present year are likely to reach only one or two per cent. The home consumption of this article is so great that large quantities of oleomargarine, suine, lardine, butterine and other adulterated compounds are needed to eke out the supply. Indeed, Mr. Anderson states that but for our duty of 5 cents per pound we should have been importers of butter this year, as we were of beans, potatoes, cabbages, and other vegetables last year. The hypercritical foreigner who was candid enough to admit that we have more than one hundred religions in the United States and yet grumbled because we have "only one gravy," and that it was made of butter, was evidently a man of taste and it guided him pretty near to the truth. We are a nation of butter eaters.

Mr. Anderson informs us that England now gets ample supplies of butter from Ireland and the continent; indeed, the supply of animal food as well as grain in Europe is larger this year than for some years past. A moderate amount of oleomargarine is shipped from this country to Scotland. This article is also manufactured to some extent on the continent and exported to Great Britain.

The consumers in this country become more fastidious yearly and require the finest qualities of butter, which are worth 37@38 cents per pound at wholesale, while inferior grades are quoted at 15. In former years, while choice butter was worth 25 cents, the inferior grades were selling as they are now, at 15 cents. These figures show that we are consuming more fine butter, in proportion, than in former years; and it is

generally admitted that we are improving yearly in the quality of our manufacture. The make of butter like that of cheese is yearly passing from individual dairies to the well organized creameries. These make choice butter, while elsewhere the quality made is generally inferior. There is no intermediate grade, and therefore when choice butter becomes too high in price to suit the consumer he buys oleomargarine, which just meets this gap between choice and inferior butter. It is sweet and fragrant if used when freshly cut, and far superior to low grade butter. It seems to be well settled that the legislature will not interfere to protect the butter maker from the maker of oleomargarine, and the only alternative for the former is make better goods or be driven from the field.

Mr. Hart thinks that butter will probably be lower towards the close of the winter, although fine grades may in the meantime go higher than at present.

On Dits.

Cider will be champagne this year, so far as price is concerned.

General Butler thinks our Thanksgiving Day not enough for Massachusetts this year.

Massachusetts thinks it can get along without any when General Butler is Governor.

Among the prettiest of the Christmas knick-knacks are photographs of etchings, so exceedingly well done, upon white satin, that they look real.

A man made a fortune by watering cologne, and calling it Virginia Toilet Water; and now a woman has made a fortune by cutting lampshades, to look like pink owls, out of tissue paper.

The number of illustrated holiday books is legion; but how much of a compliment it is to an author to be illustrated is doubtful; for, as some one wittily observes, when an author is illustrated, he ceases to be read.

Two women, the Misses Dow, have succeeded, where the law failed, in rescuing double and single alley in Cherry street from the control of the criminal classes. Why not make them Park Commissioners or a Street Cleaning Bureau?

The query now-a-days is what to do with the boys—let them air their incipient moustaches on the steps of a club house, or become distinguished members of the "fraternity." Life is short, and it is time the question for some of them was decided.

Mrs. Langtry's popularity does not decrease; several theatre parties, proposed for the coming week, have been obliged to postpone their anticipated pleasure till the last week of her engagement; and, in the meantime, Wallack's is constantly besieged.

A Jewish paper makes a good suggestion that Thanksgiving services should be union in their character, and take in Jew and Gentile, Catholic and Protestant, Arminian and Presbyterian, so far as all could be made to agree upon united Thanksgiving services.

The reception to George Jacob Holyoake is in the hands of a committee, of which Miss Kate Field, Mrs. Elizabeth Thompson, Hon. Erastus Brooks, Rev. Robert Collyer, Prof. Doremus, O. B. Frothingham, Mr. Parke Godwin, Rev. R. Heber Newton, James M. Pullman, D. D., Col. R. G. Ingersoll, Edmund C. Stedman, and Mr. Courtland Palmer, are members.

The Northwestern *Lumberman* has spoken so pleasantly of THE RECORD AND GUIDE, that we regret to see it call a certain New York paper a "sucker," for no fault of its own, but because it copied from another paper something about lumber, which was not quite right. Opprobrious epithets are in bad taste in any paper, but are entirely out of place in trade journals serving the business public.

Church Architecture.

Boston is having a popular course of lectures upon architecture, but it is held in the day time, and ladies form the bulk of the audience. R. C. Horton is the lecturer, and the course is given in the beautiful parlors of the Vendome. The last lecture was upon church architecture. After an introduction, which referred to the various styles of architecture as resulting from the habits, climate, modes of thought and religious ideas of nations, allusion was made to the benefits derived from some knowledge of architecture—the increased enjoyment of our daily walks and the closer observation of things about us. What to the casual observer seems to be merely ornamental is found to have its use, and in its place to be essential to the perfection of the structure as a whole. The form of the Greek temple was then explained with the aid of diagram and photograph, and that of the Jewish temple slightly sketched, in order to show that such edifices as were adapted to the ancient forms of religion could not meet the wants of Christianity. The Roman basilica was explained, with its position and uses, and the wisdom of its adoption for the Christian edifice, as shown by the experience of fifteen centuries, fully justified. Sectional and ground-plan diagrams, together with photographs of the most important early Christian churches, were exhibited and their peculiarities and differences explained, as well as those features which marked them as a peculiar style of architecture. Some of these were especially dwelt upon, so far as time would permit, such as the triumphal arches, the mosaics as wall ornaments, the campanili or bell towers, and, lastly, the dome as exhibited in St. Sophia at Constantinople. The circular edifices so frequently used as baptisteries and mortuary chapels were also mentioned. The next lecture will be upon the "Romanesque Style of Architecture."

Notes and Items.

In Cincinnati, during the nine months of the present year, there have been erected as many buildings and of as great value as during the entire year of 1881. Permits for buildings and improvements by the Board of Public Works, up to date, show an aggregate number of 575, with a total valuation of \$1,700,000.

The ladies of New Orleans have taken a praiseworthy step in the formation of a society called "The Southern Silk Industrial Association." The object of the society is the cultivation of silk-worms and the production of raw silk. It is to have a corporate existence of ninety-nine years, a capital stock of \$50,000, to be increased, if necessary, to \$200,000.

A cubic inch of gold is worth \$210; a cubic foot, \$362,380; a cubic yard, \$9,797,763. This is valuing it at \$18 an ounce. At the commencement of the Christian era there was then in the world \$427,000,000 in gold. This had diminished to \$57,000,000 at the time America was discovered. Then it began to increase. Now the amount of gold in use is estimated to be \$6,000,000,000.

Chicago is to have a Home Club Association House, similar to those in this city. It is to be situated on the south side. The Chicago papers are publishing accounts and explanations of the Home Clubs of New York. The fact that \$5,000,000 has been invested in them, and that the Navarro structures on Fifty-ninth street will cost \$5,000,000 more, seems to impress the Chicago imagination.

Real estate is looking up in Louisville, Ky. A demand for moderate-priced houses is greater than the supply, with good prospects for a spring boom. Rents are increasing, six and eight room houses bring \$20 to \$30 a month, and the demand for them is growing. Flats are not much in demand; the climate is too changeable, and residents prefer more air in summer than flats will afford.

Nashville is having an art revival, so far as architecture is concerned. Col. E. W. Cole is erecting a structure which the *Nashville World* says will be "a majestic pile, worthy the Augustan age," that marked the period in which Queen Anne reigned. In more sober English, it is to be a seven-story building, with stone trimmings, covering an area of 135x84. It will be used as a banking house and safe deposit vault.

Pittsburg is soon to receive an addition to her architecture in the shape of a new Oil Exchange. The style of building to be erected has not yet been decided upon, but as there is a ground space of 19,800 square feet to be covered, one of ample size is assured, which, in point of architecture will be an ornament to that city. The plans are to be definitely decided upon in a few days by the committee of the Oil Exchange.

The corner-stone of a block of new buildings for the enlargement of the British Museum has just been laid by the principal librarian, Mr. Bond, the fund for them having been bequeathed, in reversion, by Mr. William White, who died in 1823. The bequest fell in early in the year 1879. It amounted to £63,941, or £57,572 after the payment of the legacy duty. About £11,000 of this sum has already been expended in the erection of a new gallery for Greek sculptures between the Elgin and Assyrian galleries.

There is a growing demand for small houses in Cincinnati. East end property has doubled in value in three years. From \$1,500 to \$2,000 per annum are the highest rents paid for dwellings. Houses costing from \$7,000 to \$8,000 rent for \$45 to \$50 per month. Property for business purposes rents well, but little can be purchased in the main portion of the city. A lot which sold three years ago for \$20,000 cannot now be bought for \$40,000.

The architects of the Cincinnati Chapter have made an excellent move. They have unanimously resolved that all the draughtsmen, etc., employed in the various architects' offices in the city be formed into a junior chapter, under the auspices of the regular chapter, and that each Saturday afternoon be devoted to this new association. If the weather be fine the embryo architects shall employ their time out doors in sketching buildings and attending to the practical details of architecture. When the elements will not admit of this, the elder architects will meet with their subalterns and give informal lectures or talks on questions connected with their profession.

Illinois has expended \$14,000,000 on her canal and river improvement. The canal unites the western river traffic with the lakes. The whole canal however, needs enlargement. The State of Illinois proposes to throw the whole water route from Chicago to the Mississippi River open to free navigation, and to abolish tolls and other taxes on the transit of boats and merchandise; and the State offers to give this water-way to the United States, asking only in exchange that Congress shall complete the work, four-fifths of which has been constructed at an expense of \$14,000,000. The completion of the canal—that is, the widening and deepening of a portion of it, and the construction of the last of the series of locks and dams on the Illinois River—will furnish the country with the finest artificial water-highway in the world.

The National Cotton Planters' Association have adopted a recommendation which, if carried out, will mark a new era in the history of exhibitions. They propose in 1884 to hold a "World's Cotton Centennial Exposition." The place most adapted for this object is New Orleans though it is possible that some more central and convenient city may be selected. When, in 1774, the first shipment was made to England of eight bales of cotton, few could have anticipated that in a very few years the export of this staple would reach the tremendous proportions into which it has now developed. The scheme is at present merely in embryo, but there is no doubt that a proper degree of exertion will insure its successful realization. Such an exposition would be of the greatest value to the American cotton interest above every other in the world, and would therefore justify great exertions on the part of the promulgators to secure the success of the project.

Real Estate Department.

The Real Estate Exchange presented a very animated appearance this past week. During the four days the Jumel estate continued the room was crowded, and, in addition to the old habitués, many new faces were visible. District Attorney John McKeon, Simon Sterne and others of the Citizens' Association were on hand to buy property or see it sold. It cannot be said that prices were well maintained or that the bidding was very spirited. The bulk of the estate of William Beach Lawrence was withdrawn, the prices obtained not being satisfactory. This property is on Madison avenue, between Ninety-sixth and Ninety-seventh streets, and, although so near the Central Park, has some disadvantages. The land falls far below the grade, and requires filling up; yet, with all that, \$6,000 does look cheap for a Madison avenue lot. A front was sold on Tenth avenue, east side, between Seventy-seventh and Seventy-eighth streets, and though the minimum value of these lots was \$5,000, they brought only \$4,200. Indeed, all the lots sold during the past week in the open market were very much in favor of the purchasers. The prevailing depression in all departments of business seems to have affected the open market for real estate. This is the more remarkable as private business continues good and the building activity continues great. Every day has witnessed the commencement of the structure of several new houses, some of them large and costly.

But the sale of the Jumel estate was a real disappointment. Old dealers question the wisdom of its postponement last June. The prices of the three days' sale this week ran 30 per cent. lower than the June sales. It is a question whether larger sums would not have been obtained had this property been sold in blocks. Investors in that case would have attempted to buy for future speculative profit. But in selling the lots singly and in groups the purchaser was often at a loss to know where the ground he bought was located. Of course, it was all clear sailing on the avenue lots, but the unimproved side streets did not, in many instances, furnish landmarks, and buyers were in the dark. On the first day of the sale prices were very low, but this fact becoming known, on the second and third day the bidding was spirited and higher, and better prices were made. At all events, the property is now distributed among many holders, and all unimproved real estate on this island is enhanced in value thereby. There are no more very large estates to come up in the market. The larger personal interest in the property will necessitate street improvements, and some building will be attempted before the close of the next year. Were the region made accessible by the extension of the elevated roads, the market value of the late Jumel estate would double in value. The sale will be continued to-day (Saturday) when it is expected all will be sold.

On Tuesday, November 21st, Richard V. Harnett will sell the substantial four-story house, with bakery, &c., No. 343 East Thirty-fourth street, near Second avenue, also the frame house and lot 550 West Forty-fourth street, and will sell the four-story brick flat house, with store, on the southeast corner of Eleventh avenue and Fifty-fifth street.

On Monday, November 27th, Mr. Harnett will sell a valuable water front at East River and Eighty-sixth street; also eleven lots on Avenue B between Eighty-seventh and Eighty-eighth streets, and on November 28th will sell some very valuable improved property on Sixth avenue, Forty-seventh street, West Twenty-fourth and West Thirty-first streets. We will again refer to this sale next week.

On Wednesday, November 22d, Adrian H. Muller & Son will sell the estate of the late John Simpson, which consists of two six-story marble front buildings and lots, 552 and 554 Broadway; the two four and seven-story brick buildings, Nos. 90 and 92 Crosby st; the marble front building No. 185 Chatham street, and the two five-story brick buildings Nos. 12 Peck slip and 254 Water street.

On Thursday, the 23d inst., Morris Wilkins will sell some very valuable improved property, 245 Broadway, 68 Fifth avenue, 70 Fifth avenue, 20 East Twenty-first street, 52 Clinton place, and Nos. 18 and 23 West Thirtieth street. The property offered at the above sales is well worthy of investigation by investors desirous of purchasing the best kind of improved realty.

D. M. Seaman's sale, of improved realty, on the 23d inst., is well worth the attention of investors. The property offered is all in good locations, as will be seen by the advertisement.

Gossip of the Week.

F. De Witt has sold for George Mooney the three-story English basement brick house, No. 74 West One Hundred and Twenty-fifth street, to Captain Chas. N. Brackett for \$10,000.

John Gorman has sold the house No. 1473 Third avenue, near Eighty-third street, four-story (double) brick, 28x77 feet, for \$29,000.

Harvey Baker has sold for Parkinson & Dunn six of their four-story brown stone front single apartment houses on the north side of One Hundred and Nineteenth street, commencing 75 feet east Second avenue, each 18.9x60, to Koppel Wolfson for \$90,000.

Macclay & Davies, city surveyors, have just purchased from Edward P. Beach, through W. P. Seymour, the plot of land on the south side of Seventy-fifth street, 150 feet east of Fifth avenue, 50x102.2, for \$52,000. All cash.

Wm. R. Travers has bought ex-Secretary Blaine's old Washington residence, which he expects to refit in splendid style.

Jules Glaentzer has sold for D. R. Kendall four lots on the north side of One Hundred and Twenty-second street, 200 feet east of Sixth avenue, for \$32,000 to Mathew Gillig.

Messrs. Herter Brothers, the furniture manufacturers, have leased from Robert L. Stuart, not bought, the property at the northwest corner of Fifth avenue and Twentieth street; the term is ten years at \$20,000 per annum, with two renewals of five years each if desired, at a rental to be agreed on hereafter.

No. 8 East Fifty-seventh street has been sold at private contract for

\$110,000. This house is one of the most striking on that street, and occupies almost the entire lot.

Mr. E. Griffith, of No. 35 Broadway, has bought from Mr. Hankinson, one of his houses, situated at No. 54 East Sixty-ninth street, 18x56.6x67.11, for \$42,500.

No. 861 Lexington avenue, the property of Mr. Dennis W. Moran, has been sold by Messrs. Rogers Bros., to Mrs. E. M. Justus, for \$16,100. The house is a three-story brown stone, 16x55x85.

Morris B. Baer & Co. have sold the northeast corner of Lexington avenue and Sixty-fourth street, a three-story high stoop brown stone, for \$18,300.

Messrs. L. J. & I. Phillips have sold for the estate of the late Fernando Wood, the two entire blocks located between Seventy-sixth and Seventy-eighth streets and the Boulevard and West End or Eleventh avenue. The consideration being \$303,000.

The southeast corner of Ninety-sixth street and Ninth avenue, 50.2x100, with two frame dwellings thereon, and which was bought at the Bleakley sale in October for \$11,750, has been resold to Mr. Briggs for \$12,500.

Brooklyn.

Paul C. Grening has sold the house No. 393 Monroe street to Hattie McKeag for \$5,500.

William Bridge has sold the two-story brick dwelling No. 604 Warren street, with lot 20x100, for \$2,800, to John Gough.

Burrill & Tienken have sold the northwest corner of State and Bond streets for \$7,500; No. 377 Tenth street, near Seventh avenue, for \$5,500 and No. 328 Eighth street, for \$3,500.

Out Among the Builders.

Messrs. Maclay & Davies are about to erect two full-sized houses on Seventy-fifth street, south side, 150 feet east of Fifth avenue, to be ready by the fall of 1883. The plot is 50x102.

The old frame buildings at the southwest corner of Delancey and Ridge streets, 50x75, have been torn down to make way for new tenement houses, which will be commenced at once.

Thom & Wilson are engaged on plans for the erection of three private dwellings on the south side of Fifty-eighth street, between Sixth and Seventh avenues. They are to be four-story buildings, exclusive of a basement, one of them having a total depth of 55 feet, and the other two having a depth of 87 feet each. These plans are being made out for John Coar, and the houses are estimated to cost \$25,000 each. The same firm are drawing plans for two four-story apartment houses on Forty-fourth street, between Eighth and Ninth avenues. The buildings are to be 25x86, and to cost, together, about \$36,000.

Contractors' Notes.

Proposals will be received until 4 o'clock P. M., on November 28th, by the Board of School Trustees of the Seventh Ward, for erecting two stairways to Grammar School House No. 2, on Henry street, near Pike street.

Proposals will be received at the office of the Supervising Engineer and Architect, M. C. Meigs, at his office, 1316 N street, Washington, D. C., until 2d day of December, 1882, for furnishing and delivering at the site of the new Pension Building on Judiciary square, Washington, D. C., foundation stone, broken stone for concrete, bricks, cement, lime, sand, coloring matter for mortars, terra cotta consoles, brackets and plaster caps, and for excavation and grading, for all labor in laying concrete foundation, for all labor in building foundation and cellar walls of rubble stone, and for all labor in laying bricks required for the construction of a fireproof building for the United States Pension Office.

Bids will be received by the Commissioner of Public Works, until Tuesday, November 28, 1882, at 12 o'clock M., for the following work:

No. 1. Sewer in Thompson street, between West Third and West Fourth streets.

No. 2. Sewer in Seventy-third street, between First avenue and Avenue A.

No. 3. Regulating and grading One Hundred and Seventeenth street, from the west curb of Fourth avenue to the east curb of Fifth avenue, and setting curbstones and flagging sidewalks therein.

No. 4. Flagging sidewalks four feet wide on east side Fifth avenue, from the north curb of Seventy-second street to the south curb of Eighty-sixth street.

Philadelphia's New Residences.

The long row of brick houses, ornamented by green shutters, not one of which differs in the smallest degree from each other, have for years furnished perfectly satisfactory abodes to the aristocratic wealthy families of Philadelphia. But of late years there has been a great change in fashionable circles, and many persons, by the accession of wealth or political influence, have succeeded in obtaining admission to the most exclusive circles. To this class of persons the Quaker City is indebted for a great and varied improvement in the architectural style of its residences. About ten years since, when the Republican ring, which ruled the city, was in the growth of its power (and which is now fortunately exterminated), the leading office-holders commenced the erection of magnificent residences, of what seemed to the old-time Philadelphian most startling architectural designs. These mansions were built on North Broad and Green streets, and Girard avenue. They were followed by a similar movement in the ultra-fashionable quarter, which extends from Chestnut street south to Spruce, and from Broad street to the Schuylkill River. Mr. George W. Childs, the well-known proprietor of the *Public Ledger*, erected a very extensive white marble mansion, on the southeast corner of Walnut and Twenty-second streets; H. Pratt McKean putting up magnificent twin brown stone houses, of very elaborate design, on the northeast corner of Walnut and Twentieth streets; while H. Wilson Catherwood, the well-known wine merchant, built a little gem of a residence for himself, on the south side of Walnut street, between Seventeenth and Eighteenth streets. This house was the first in which the writer ever saw colored tiles used for exterior decorations; the whole design being most unique, and the work, if we are not mistaken, of Messrs. Furness &

Hewitt, to whom, more than anyone else, the changes in the architectural style of Philadelphia's private residences is due. At present there is in course of construction a large number of fine residences of various architectural designs. On the northeast corner of Walnut and Twenty-second streets, Mr. G. R. Preston, President of the Hibernian Bank of New Orleans, is erecting what will be one of the costliest houses in Philadelphia, the principal features being a high peaked roof, crenelated windows—some of them being diamond shaped, the use of rustic stone work, as high as the second story, and the large number of tiles used in the decoration of the numerous chimneys. This house was designed by Frank Furness.

Adjoining the above, and fronting on Twenty-second street, Dr. James H. Hutchinson is erecting a four-story Connecticut brown stone and red pressed and moulded brick residence, forty feet wide. In front the windows are divided by stone mullions; the bay window on the second floor having been ingeniously designed, so as not to project beyond the street line; on either side there are balconies ornamented with stone tracery and column arches, while bold brackets support the third floor on each side of the bay. In the roof will be found dormer windows on each side of the gables. It is due to this and other devices to give breadth, that the elevation has been overcome, giving the building the appearance of insufficient height.

Adjoining Dr. Hutchinson's residence, Travis Cochran will soon complete a handsome residence, from designs by George W. Hewitt. The front will be of moulded brick and brown stone, the latter rough up to the first story. The door and hall are at one side, thus giving an appearance of breadth. On the first floor, all the rooms are en suite; in fact the interior arrangement of this house will differ materially from any yet erected in Philadelphia.

The late Col. Thomas A. Scott's son, Mr. James P. Scott, is building a charming residence, adjoining the Presbyterian Church, at Twenty-first and Walnut streets, which, when completed, will be one of the most costly in the city.

Edmund Smith, Vice-President of the Pennsylvania Railroad Company, is erecting a fine residence with terra cotta front, on Walnut street, adjoining the corner of Fifteenth street.

Addison Hutton, the architect, is constructing two fine dwellings on the corner of Spruce and Twenty-first streets. The corner house, which is for his own occupancy, is in the Renaissance style, with relieved carving, while the other, which is for Frank K. Hipple, will be built of pressed brick, highly ornamented with red terra cotta, richly carved in designs, representing fruits, flowers, etc. The interior will be trimmed in ash, mahogany, walnut, maple, and cherry woods, with stained glass windows.

On South Broad street, there has been a number of improvements, while in West Philadelphia, there is quite a building movement; in fact there has never been a greater building agitation in the Quaker City than is going on now.

New Buildings at Cornell.

With its customary enterprise, Cornell University is erecting on its Campus two new buildings. One, which will be the finest chemical and physical laboratory possessed by any college in the United States, is nearly completed. It is built of red Medina sandstone with yellow Ohio stone trimmings, and has its outer walls inset with medallions of eminent scientists. The other building, which will be completed by the new year, is being built of brick, 100 by 60 feet, with arched windows, flying buttresses and a steep roof. It will be used as a drill hall and gymnasium. A costly addition to the chapel, which will contain the sarcophagus of Mrs. Fiske and of other benefactors of the university, is contemplated, and a new and better equipped building for the departments of architecture and civil engineering is only a question of a year or two. A magnificent library building will soon be constructed, which shall meet the present and future demands of a library already large, and having the finest endowment of any college library in America, while Cascadill Place, whose gloomy halls long ago drove out its students, is to be entirely remodeled.—*Syracuse Standard*.

New Buildings in the Ninth Ward.

Editor RECORD AND GUIDE:

I read in your paper accounts of the activity of the building interest in new buildings of the different wards, showing a large increase over previous years. This speaks well for the thrift and prosperous times of business in the city. The Ninth Ward is noted for the number of large buildings that are being erected for storage and factory purposes. There have been more buildings of this class erected, during the last year, in this ward than in any other in the city. Mr. John Glass has erected on Gansevoort street, two large buildings, 50x80, five stories in height, intended for wholesale stores or market purposes; also five apartment houses, on the corner of West Thirteenth street and Greenwich avenue, with stores on the first floor. They are an ornament to our ward. There has also been erected on Greenwich avenue, a five-story apartment house. F. W. Devoe & Co. have built, on Horatio street, adjoining their extensive paint works, a six-story factory, 50x80, a good substantial building. Mr. G. B. Lawton has added to the heights of his buildings, Nos. 118, 120, 122 and 124 Gansevoort street, three stories, to accommodate the increased business of his tenants. The Rubber Paint Works purchased the plot of ground, on the corner of Washington and Bethune streets, 66x88, and are erecting a five-story building. A five-story apartment house, 25x70, on Perry street. Messrs. Beadleston & Woerz have added to their large and commodious brewery, a building for brewing lager beer. Mr. J. B. Snook, architect, has built for Mrs. G. R. Hoffman, on the corner of Bank street and Thirteenth avenue, a commodious factory, six stories in height, 150x150, and is about to commence for the same lady a building, to be occupied for chemical works, on the corner of West and Horatio streets, a three-story building, 88x100, to be completed by February 1st; also on Bank street, between West street and Thirteenth avenue, a five-story factory, 44x150, with prospects of an addition, 33x150, to be completed by May 1st. The same architect has completed for Mr. Livingston, on the corner of Jane and West streets, a one-story building, 88x150, to be occupied for the manufacture of lead pipe and for smelting purposes. Mr. J. Borman Johnston has commenced a large five-story building on Thirteenth avenue, between Bethune and West Twelfth streets, 145x175, to be occupied by Messrs. Nash & Whiton, for storage purposes, who also occupy the remainder of the block for the same purpose. The demand in this ward for buildings of this class is greater than the supply, and if several more buildings were erected tenants could be secured for them. There is a marked increase in the business of the Ninth Ward during the last few years, and, if continued, will make it rank with the lower wards in point of business and prosperity. These are only a few of the many improvements that have been going on for the past few years, and, as the tendency of business is moving up-town, the superior market accommodations in the Ninth Ward will make it one of the first business wards in the city. G. B. L.

About Conveyancing.

The case of Selleck vs. Tallman (87 N. Y., 106) is instructive as to the proper course of conveyancers in closing a title where difference arises as to the construction of the contract.

The parties met on the day and at the place fixed for the consummation of the contract; the defendant produced but did not formally tend a deed of the premises, dated as of the date of the executory contract; he insisted upon interest from that date, to which plaintiff's attorney objected, on the ground that the date should have been the date fixed for performance, and that interest should run from that date. Defendant insisted on his construction of the contract upon this point, and did not thereafter make any tender or offer of performance on his part, nor was there any affirmative or express withdrawal of the construction and condition so insisted on by him. After retiring from the room for the purpose of consultation with his counsel upon this subject he returned and offered to carry out the contract "according to its terms," but said nothing to indicate that he had changed his construction in respect to the claim for interest. At this interview the plaintiff produced and handed to defendant or his counsel the bond and mortgage called for by the contract, and he had a certified check for the cash payment agreed on, without interest, but made no formal tender.

It would appear that the vendor's counsel was not so sure of his position as to be willing to rest his refusal upon a plain demand for interest, but in his final response said ambiguously that he had offered to carry out the contract according to its terms. The court held that such a generally worded offer would not avail, as the terms of the contract, properly interpreted, did not entitle him to interest, and as he had previously demanded interest, he was bound, in order to get the advantage of having offered to convey according to the terms of the contract, to indicate that he receded from his position as to interest. Not having done so, it must be assumed that he still made the payment a condition, and this being tacitly so made a condition, the purchaser was excused from making any formal tender. It was enough that he had his purchase money mortgage ready, and a certified check for the balance.—*Daily Register*.

Asphaltum for Paving Purposes.

Editor RECORD AND GUIDE:

In the interesting article on dampness, in a late issue, you refer to the trouble caused by the introduction of asphaltum, through the fact that coal tar products having been used where asphalt was required. We have fully appreciated this difficulty, and it is only quite recently that architects have called for natural or rock asphalt in their specifications.

You mention our work in Washington and Union squares as being laid with genuine asphaltum, may we call your attention to the fact that the former was laid with Trinidad asphalt, and the latter with Seyssel rock asphalt, from mines near Geneva, Switzerland. Washington square, by this way, is not a fair sample of our work, as it was not laid on our prepared base as in Stuyvesant square. NEW YORK MASTIC WORKS.

Judge Freeman has decided in a suit brought against the Commissioner of Public Works that the latter has a right to place a water meter in "any store, workshop or factory." The plaintiff objected to the meter because the Croton was used only for cooking and washing purposes, a well supplying the water for business purposes. But the judge held that the commissioner could not very well keep watch over a business establishment, and that he was justified in testing the weight of water by the use of the meter. We should have a new aqueduct, and when this is complete our business establishments will not be pestered with meters. There could and should be water enough and to spare for every one in the city.

Very few persons are acquainted with the remarkable qualities possessed by papier-mache for building purposes. In Europe it is commencing to rival iron in architectural and other industrial directions. A church has been built in Bavaria (capable of accommodating 1,000 persons), whose columns, roof, spire, walls and altars are of papier-mache. In toys, tables, bijouterie of all kinds, we have examples of its extensive uses, and suggestions of its future applications. Papier-mache never cracks, as wood, plaster, terra cotta, etc., will do. In the same articles it can be made, if required, far lighter than plaster, terra cotta, metal, or even wood. Neither heat nor cold affects it; it can be sawed, fitted, nailed or screwed, quickly adjusted or removed, gilded, painted, marbled or bronzed. It can be made light as cork, or heavy as stone; never discolours by rust, as with iron; is not affected by temperature or oxygen, as is even zinc. It can be made for a given thickness stronger than any white or rare marbles, and is even tougher than slate, quite as hard, and will not chip corners nor crack off in strata. One of the great advantages of papier-mache is that it can be produced very cheaply. In architecture it can be supplied nearly at plaster price, and, taking into consideration the price of putting up, costs no more, and sometimes even less. This depends on the size of the ornament, the larger being cheaper in proportion. It can be made to imitate the rarest marbles, as it takes a polish superior even to slate, and costs not half as much as the preparation of plaster of Paris, known as scagliola, while it is infinitely stronger. Pedestals, columns, newel-posts, vases, clocks, and multifarious other articles are made of it in elegant and durable forms.

At the second semi-annual convention of the National Furniture Manufacturers' Association, held at Chicago on the 11th of July, the surprising fact was developed that the value of the products of the furniture factories of the United States exceeds \$100,000,000 per annum. In the six great Western furniture producing centres—Cincinnati, Louisville, Chicago, St. Louis, Grand Rapids, and Milwaukee—the number of employees of all kinds engaged in furniture manufacturing exceeds 19,000. The reason why this important branch of manufacturing does not assume greater prominence in census reports is because many branches of it are classed with other industries by statisticians.

Special Notices.

Probably the most perfect business offices and rooms in the city are those offered to rent by Minot, Hooper & Co., No. 53 Leonard Street. The advertisement does not overstate the desirable character of these offices. Their sanitary arrangements are a model to all builders.

Architects, builders, owners and others who may require Electro Mechanical Bells hung would do well to call on Mr. Charles Belle, of 167 East Eighty-fourth Street, whose advertisement appears on the last page.

BUILDING MATERIAL MARKET.

BRICKS.—Sellers still retain the advantage and firm prices, with a generally cheerful tone, are the ruling characteristics of the market for Common Reds. In view of the very fair return now to be realized on current sales, manufacturers do not appear to hesitate much about making shipments, and supplies have come forward with freedom, but for everything offered there was a demand to be found, and receivers were seldom forced to make any search for customers. Jerseys were least plenty, and the proportion of Haverstraws proved comparatively small, the latter fact being attributed to the action of the "Up-River" manufacturers in offering inducements to attract vessels from regular routes, and temporarily reduce facilities for shipments from the Bay. It is still claimed that the great bulk of the purchases are made for immediate use, dealers holding off in part owing to a dislike to accumulate at ruling cost, but principally due to the immense consumption, which requires the supply as rapidly as made. On quotations named the figures range \$8.00@8.25 for Jersey; \$8.25@8.50 for "Up-Rivers"; and \$8.00@8.25 for Haverstraws with choice brands at \$9.12@9.25 per M. Pales sell well, and are firm at \$4.50@5.00, the latter for extra choice or light brands. Fronts well supported, with the best brands of North River very scarce, and not likely to be available for a couple of weeks.

GLASS.—A good demand has prevailed for window glass, and the market is pretty firm. The home product appears to be quite scarce, and to a certain extent out of competition, an advantage importers have improved to slightly increase the cost of foreign. Arrivals have not been very liberal, and the accumulations on hand are small.

HARDWARE.—A little more demand comes from nearby points, and the form of orders seems to indicate a desire to fill up broken assortments. The movement, however, is not liberal enough to influence the general tone of the market, and matters continue unsettled and unsatisfactory throughout. Offerings contain all that buyers require, and sellers are accommodating, though openly there is an assumption of steadiness and a continued quoting at old rates. A pretty general revision of price lists is expected next month, but no change announced for the present.

LATH.—There has been a further moderate gain on value during the week, and the market remains in a very healthy and promising condition. In fact, receivers assert that it is less trouble to find customers than it is to meet the importunities for stock, and while not caring to force advantages too hard, the cost seems to work up naturally and easily. Consumption requires most of the parcels taken, and yard accumulations make little growth. Early in the week sales were made at \$2.30, but later \$2.35 was paid on parcels to arrive, and finally we hear of \$2.40 on spot, and the tone firmer.

LINE.—A good general trade is reported, and about all the stock available in first hands is understood to find ready custom. This naturally affords basis for a firm tone on values, and full former figures are quoted all around.

LUMBER.—Aside from the young man who has taken upon himself a mission to "bear" Yellow Pine, no one appears to have anything worse to say about the general market than for some weeks past. It is quite as true, however, that stimulating and buoyant reports are lacking, and few expectations of further positive improvements during the balance of the year are entertained. Over very desirable random bills of spruce, enough competition might be excited to run up the cost a little, and, of course, extra difficult specials, if placed at all, would command something extreme. So would the more attractive portion of the White Pine offering do well, and even the much berated product of the Southern forests has shown power to resist additional decline where quality was fine. All these, however, are to a certain extent exceptional, and on the general average of stock, sellers can hardly hope for anything better than the absence of necessity for further reduction of value. Dealers have not been half so anxious to fill up their yards as expected, some, indeed, starting into the winter with what appears a foolishly small accumulation, and receivers are getting about as much stock as they require. Consumption is very good yet, but making no increase, and in some instances indications of early falling off are not wanting, though this was to be expected at the present time of the year.

Eastern Spruce holds its own first rate on all heavy stuff and is not very plentifully offered, but ordinary and short lengths are somewhat unsettled, with every indication that under only a very small accumulation values would have to succumb. It is, however, doubtful if unsold cargoes will reach here to any extent in bulky lots, and quite certain that choice goods can be placed to the full extent of the amount expected if reports at hand regarding shipments are correct. Specials are now very difficult to place and in fact impossible to do so with some mills, and, as a matter of course, the line of valuation continues full, an additional support being found in the fact that when buyers do appear they are particularly anxious for sharp deliveries. On salable goods quotations are placed at \$16@17.50 for Random, and \$17@19 per M for Specials.

White Pine is held about as before all around, and some of the principal holders express themselves as well satisfied that the market must continue self sustaining for the balance of the year and certainly as the spring trade approaches. The general demand, however, is not of a stimulating character and gives some evidence of coming shrinkage rather than expansion. Exporters are certainly less anxious in a great many cases, and the home trade, while occasionally spurring a little, shows no positive tendency toward an increase. From the principal accumulation it is not likely that offerings should be made at any shading on cost, but buyers claim that by shopping around among small dealers they can accordingly find a bargain. We quote at \$19@21 for West India shipping boards, \$22@30 for South American do.; \$17@18 for box boards, \$18.50@19 for extra do.

Yellow Pine remains in about the same general position noted for some little time past. A great deal of stock is in rafts unsold, and additional cargoes of dimension stuff are not wanted; with the very natural prospect that they would have to be sold low, if at all,

but of really serviceable goods there is no actual surplus, and these in common with difficult and extra difficult specials retain a steady position. The mills are all endeavoring to keep at work, and a few even have orders ahead to the end of the year, but production will unquestionably be cut down, unless rates become more remunerative. We quote random cargoes, \$20@21 do.; green flooring boards, \$22@23 do.; and dry do. \$24@25.00. Cargoes at the South, \$10@14 per M for rough and \$20@22 for dressed.

Hardwoods are plenty enough, such as they are, but would have to show much better average quality to secure a tention. In fact, there is nothing here that manufacturers want, and even some of their own direct receipts turn out a great many useless culls, which have to be thrown on the market for what they will bring. We quote at wholesale rates by car load about as follows: Walnut, \$30@115 per M; ash \$35@45.00 do.; oak, \$40@50 do.; maple, \$30@40 do.; chestnut, \$40@50 do.; cherry, \$40@75 do.; whitewood 1½ and ¾ inch, \$30@35 do., do. and do.; inch, \$38@42; hickory, \$35@65 do.

Shingles are firmly maintained in price, and selling right up to the supply, with an outlet for a larger quantity of stock if here. Both the home trade and exporters are operating. We quote Cypress at \$9.00 per M for 5x20, and \$11.00 do. for 6x20 regularly assorted shipping; Pine shipping stock, \$2.50 for 18-inch, and Eastern saw grades at \$2.50@4.50 for sixteen-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch \$10@22.25 for A and \$28.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@11.75 for No. 1.

From among the charters recently reported we select the following:

An Aust. barque, 523 tons, Bridgewater, N. S., to the United Kingdom direct, deals, 72s.; a barque, 501 tons, and a brig, 319 tons, Brunswick to Montevideo or Buenos Ayres, lumber, \$20 net; a barque, 400 M lumber, Brunswick to Matanzas, \$10; a barque, 400 M lumber, from Machias to Sague, \$6.50; a schr., 179 tons, Pensacola to Matanzas, lumber, \$8.50; a brig, 496 tons, Pensacola to Progreso, lumber, \$10; a schr., 360 tons, Sattila River to New York, lumber \$7.12½; a steamer, 533 tons, Sattila River to New York, railroad ties, \$8; a schr., 360 M lumber, Pensacola to New York or Sound port, \$9.50; a schr., 581 tons, Pensacola to New York, lumber, \$9.25, option of Sound port or Boston, \$9.50; a schr., 190 tons, Georgetown, S. C., to Philadelphia, with lumber, \$8, option of New York, \$8.50.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The *Argus* reports for week ending November 14, as follows:

There has been a large attendance of buyers in market purchasing stock for the winter before the close of navigation. All kinds of lumber have been freely bought at fair prices, as per our schedule below. There is on hand a good assortment and stock of all sizes and qualities of pine. The receipts have been fairly large, and canal boats are on their last trip from Buffalo and Tonawanda. Spruce and hemlock of some sizes are in very small stock, as the mills are still short of water. It is hoped that all orders can be filled before the close of navigation, as generally the streams are well filled before their freezing for the winter. Hardwoods are in good demand at firm prices. The stock on hand comprises all kinds generally called for in this market. But a few weeks more of river navigation can be expected, and the sooner buyers complete their purchases, the less will be the cost of stock for their winter wants.

River freights are quoted:

	Per M feet
To New York, 24 M ft.....	\$1.00@1.25
To Bridgeport.....	—@1.37½
To New Haven.....	—@1.37½
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.

A Chicago paper says of the trade at the docks:

The falling off in receipts has been very marked the past week. The good-sized fleet of November 3 was the last fair cargo display made on the markets. Sales were very readily made, and very little of that day's arrivals of lumber hung over till next day. The receipts of Friday and Saturday following could about be registered on the fingers of one hand. Monday of this week showed seven arrivals, there was nothing at the docks Tuesday, one cargo on Wednesday, and a half-dozen on Thursday. What was offered was naturally readily taken. The proportion of shingles and dimension arriving has been light. The light receipts made the market very firm, some extra good bills going above the quotations. Besides buyers from the yards who, though well-stocked, desired certain cargoes, there has been a percentage of country dealers on the market, who, having been trying the district, proposed to stock up at the docks. One dealer waited a week or ten days in the effort to buy some piece of stuff that he wanted, without getting it. But as there was very little to buy, there was no great advantage in the fact of extra competition. The reasons for the light receipts are plain. The season is drawing to a close, a large number of vessels have been taken from the lakes, the wages of seamen—and consequently freight rates—have advanced, and the holders of lumber across the lake are more than ever inclined to cross-pile.

Prices have been firm as they ruled last week. The average lengths of long dimension, green, run from \$11 to \$13, but special bills bring as high as \$17 and even \$20. Something of a fleet, already due, was expected to arrive yesterday or to-day.

The advance in freights has averaged about 12½ cents for each point. Vessels have neither been very readily secured, nor in active request, and the rates are upon a rather uncertain basis, hinging very much upon the kind of bargains that can be made. The indications now are that there will be at least a month more of navigation, and by some who have yard interests here this is construed as likely to be a feature a trifle bad. It will give lumber holders a chance to unload certain cargoes very late in the season, which, with the heavy stocks now yarded in the city, would be superfluous. The same conservative ones think there

is enough lumber in Chicago at the present time, and that trade would be benefited by shutting off receipts.

CARGO QUOTATIONS.

Short dimension, green.....	\$10 50@11 00
Long dimension, green.....	11 00@13 00
Boards and strips, No. 2 stock.....	12 25@14 50
No. 1 stock.....	15 00@22 00
No. 1 log run, culls out.....	17 00@23 00

The reports that come from those engaged in the hardwood business are not very cheerful, and it is probably superfluous to say that the general trade is still dull. There are some dealers who think they can see a slight improvement in affairs, and there are others who assert that business has continued growing worse for the last six weeks. The business is entirely devoid of prosperity, but even the more active and best stocked dealers have lost a part of the confidence felt earlier in the season, and they are not loth to express their dissatisfaction.

The building boom has not been without its effect, the demand for finishing lumber having been steady and of good volume in some quarters. A large amount of heavy oak building timber has been called for during the last three or four months, and that line of trade is still good. One firm making a specialty of oak timber, has sold about 400,000 feet in the last two months. The demand for timber and plank for ship repairing, and dock work has been very slight, and is never a very important factor in the yard trade.

Prices on seasoned stuff from the yards have not notably changed, but lumber is sold at less rates in other ways, as for instance through commission men, and where the stuff is shipped direct from a mill to a distant consumer, though the sale may be made by a Chicago yard man.

LUMBERMAN AND MANUFACTURER, }
MINNEAPOLIS, MINN.

There is but little in the lumber business for the week that is either new or exciting. The advance at Chicago of \$1 on cargoes of green piece stuff is an important circumstance; claiming to have over 600,000,000 stock on hand, and cutting prices to secure business, and yet exciting such an anxiety to secure shore lumber, seems like a paradox.

Although it is admitted that the business from Illinois, Indiana and Ohio has greatly improved during the last two weeks, they complain of being cut off from the West by their river competitors, and they feel sore over it and as a matter of spite have offered to lay down dimension at Omaha at \$16.50. This is done partly by the railroads to frighten the Omaha lumber line folks into terms, and partly by the lumbermen to carry terror into the Northwestern camp. Heavy sales at full prices are reported at Saginaw to be carried over on their docks. This shows preconfidence in the East, in values. Another item worth mentioning, is the fact that quite an amount of lumber has recently been piled at the Michigan mill's wharf they preferred to put on sticks rather than sell at Chicago prices. The Wisconsin mills are not holding excessive stocks and have but little dry, but will saw more this winter than ever before at the numerous railway mills. There seems to be a shortage of heavy dimension and timber, and this winter's work will fill the gap. Eau Claire with only 25,000,000 is sending out over 100 cars per week and not a cent of shading to anyone. St. Paul is indulging in profanity (we are sorry to say it) over a want of cars. The lumber line cars seem to be monopolized by the Wisconsin end. Minneapolis holds her steady trade principally to the Northwest, and all hands seem content to let well enough alone. The stock of green lumber has been considerably increased during the month, but stuff fit to ship any distance is very scarce. The loggers have commenced work in the woods much earlier than usual, and in greater numbers, thus giving public warning of their purpose to exceed all past efforts to overstock the log market. Some of the more conservative and experienced in the trade are considering the propriety of pulling out and relying on the market for logs, and one firm has done so. We are daily meeting with reasons for increasing our estimates of the coming log crop. The principal gain being for the new railway mills of Wisconsin, on the Chippewa, and in the Lake Superior region, The Black, St. Croix and Upper Mississippi being a little less ambitious to have cheap logs. They are somewhat wild on the subject of log cutting on the Wisconsin River. The stocks of logs to be carried over in the booms will vary but little from last year's figures.

NAILS.—The market is slow and more or less in buyers' favor on all grades. Supply and assortments are now pretty well filled up, and as the orders fall away rather than gain, buyers can select to suit them both in quantity and quality. The list figures remain as before.

We quote at 10d to 60d, 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, \$1.50@2.20; finishing, \$4.75@5.50.

Clinch Nails.—1½ inch, \$6.25; 1¾ inch, \$6.00; 2 inch, \$5.75; 2½ inch, \$5.50; 3 inch and longer, \$5.35.

PAINTS AND OILS.—Nothing new can be found so far as the general run of standard goods may be concerned. There is some intimation of lower rates accepted on leads, with a probability that the report is true as regards stock sold from first hands, but there is as yet no easing off on jobbing parcels. Other goods nominally unchanged but lacking in tone. Linseed Oil moderately active on the regular outlets with offering enough to meet all calls, but no surplus and holders' views steady. We quote at about 54@55c. for domestic, and 57@59c. for Calcutta, from first hands.

PITCH.—Supplies not very full, but kept up to about a balance of the ruling demand, and values remain nominally unchanged. We quote at \$2.25@2.35 for City, delivered.

SPIRITS TURPENTINE.—The demand has been somewhat erratic, and at times far from promising, with prices correspondingly uncertain so far as the jobbing movement was concerned. In a wholesale way the market also had a dull tone, and the cost tended in buyers' favor. As this report is closed, the quotations stand about 52@55c. per gallon, according to quantity handled.

TAR.—Business of moderate volume has been shown, with about a steady market preserved, and there is nothing really new to be advised since our last. We quote \$2.87½@3.25 per bbl. for Nowberne and Washington, and \$3@3.25 for Wilmington, according to size of invoice.

MARKET QUOTATIONS.

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

BRICK.		Cargo afloat	
Pale.....	M. \$4 50	5 00	
Jerseys.....	8 00	8 25	
Up-Rivers.....	8 25	8 50	
Haverstraw Pav. 2ds.....	8 62½	8 75	
Haverstraw Pav. 1sts.....	9 00	9 12½	
Favorite brands.....	9 25		
Hollow Fire Clay Brick.....	9 00	9 25	

FRONTS.		Cargo afloat	
Croton and Croton Points—Brown	M. \$11 00	13 00	
Oroton " "—Dark	13 00	15 00	
Oroton " "—Red	13 00	15 00	
Philadelphia, on pier.....	30 00		
Trenton, do.....	30 00		
Baltimore, do.....	38 00	40 00	
Yard prices 50c. per M higher, or, with delivery, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.			

HAIR—Duty free.		Cargo afloat	
Cattle.....	per bushel of 7 D.	18 25	
Goat.....		39 125	

IRON.		Cargo afloat	
Duty.—Bar, 1 to 1½c. M; Railroad, 70c. M			
Boiler and Plate, 1½c. M; Sheet, Band Hoop and Scroll 1½ to 1¾c. M; Pig, \$7 M; Polished Sheet 2c. M; Galvanized, 2½c. M; Scrap Cast, \$6 M			
Scrap Wrought, \$8 M—all less 10 per cent. No Bar			
Iron to pay a less duty than 35 per cent. ad val.			

Pig. Scotch, Coltness.....	ton \$27 10	27 75	
Pig. Scotch, Glengarnock.....	25 00	25 25	
Pig. Scotch, Eglington.....	23 50	24 00	
Pig. American, No. 1.....	25 50	27 10	
Pig. American, No. 2.....	24 00	25 00	
Pig. American, Forge.....	22 50	23 50	
Bar—Common.....			Store price.
1½ to 6x1 flat.....		2 9	3 0
1½ to 6x½ and 5-16 flat.....		2 9	3 0
and 1½x½ and 5-16 flat.....		2 9	3 0
5½ round and square.....		2 8	
5½ and 5-16 round and square.....		2 9	

Bar—Refined.....			2 9
1½ to 6x1 flat.....			3 1
1½ to 6x½ and 5-16 flat.....			2 9
¾ to 2 round and square.....			3 1
¾ to 2½ round and square.....			3 3
¾ to 3½ round and square.....			3 5
¾ to 4 round.....			3 7
¾ to 4½ round.....			4 2
¾ to 5 round.....			4 3
Rods—¾ to 3-16 round and square.....			2 8
Ovals—Half ovals and half rounds.....			3 4
Rands—1 to 6x½-16 No. 12.....			3 3
Hoop 1½ to 1¼ and up.....			3 9
Horse Shoe—¾x¾ to 1½x¾.....			3 6
Scroll.....			3 6
Angle iron.....			3 5
"T" iron.....			4 0
Wrought Beams.....			3 9

Sheet.		Common American.		R. G.	
Nos. 10 to 16.....	per D 4	5 00		5 00	
Nos. 17 to 20.....	4 00	5 00		5 00	
Nos. 21 to 24.....	4 40	5 00		5 00	
Nos. 25 to 26.....	4 40	5 40		5 40	
Nos. 27 to 28.....	4 90	5 40		5 40	
Galvanized, 14 to 20.....	8 00	7 00		7 00	
" 21 to 24.....	8 75	7 50		7 50	
" 25 to 26.....	9 50	8 00		8 00	
" 27.....	10 25	8 10		8 10	
" 28.....	11 00	9 00		9 00	

Patent planished.....	per D A, 10½c; B, 9½c		
Rails American steel.....	45 00	47 00	
Rails, American iron.....	nominal		

LATH—Cargo rate.....		M 2 25	
LIME.			
Rockland, common.....		1 10	
Rockland, finishing.....		1 20	
State, common, cargo rate.....	per bbl.	1 01	
State, finishing.....	1 10	1 15	
Ground.....	90	1 00	

Add 25c. to above figures for yard rates.

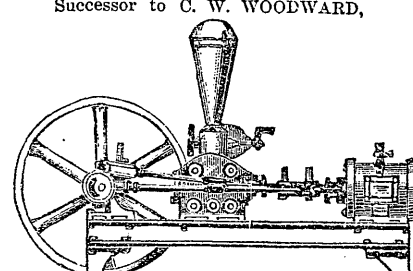
Prices for yard delivery, average run of stock			
Allowance must be made on one side for special contracts, and on the other for extra selections.			
Pine, very choice and ex. dry, 3 M ft.	\$65 00	\$5 00	
Pine, good.....	55 00	60 00	
Pine, shipping box.....	21 00	22 50	
Pine, common box.....	15 00	20 00	
Pine, common box, 9½.....	16 00	18 00	
Pine tally plank, 1¼, 10in., dressed ea.	44	50	
Pine, tally plank, 1¼, 2d quality.....	42	37	
Pine, tally planks, 1¼, culls.....	28	30	
Pine, tally boards, dressed, good.....	3 00	32	
Pine, tally boards, dressed, common.....	26	28	
Pine, strip boards, culls, dressed.....	24	25	
Pine, strip boards, merchantable.....	18	20	
Pine, strip boards, clear.....	24	26	
Pine, strip plank, dressed clear.....	32	35	
Spruce boards, dressed.....	26	28	
Spruce plank, 1¼ inch, each.....	25	26	
Spruce plank, 2 inch, each.....	32	40	
Spruce plank, 1¼in., dressed.....	22	30	
Spruce plank, 2in., dressed.....	42	45	
Spruce wall strips.....	15	16	
Spruce timber.....	per M ft.	19 00	21 00
Hemlock boards.....	each	17	18
Hemlock joist, 2½ x 4.....	16	17	
Hemlock joist, 3 x 4.....	15	20	
Hemlock joist, 4 x 6.....	40	44	
Ash, good.....	per M ft.	55 00	
Oak.....	60 00	65 00	
Maple, cull.....	25 00	30 00	
Maple, good.....	45 00	50 00	
Chestnut.....	48 00	52 00	
Cypress, 1, 1½, 2 and 2½ in.....	25 00	40 00	
Black Walnut, good to choice.....	120 00	140 00	
Black Walnut, 5½.....	85 00	100 00	
Black Walnut, selected and seasoned.....	150 00	175 00	
Black Walnut counters.....	per ft.	25	28
Black Walnut, 5x5.....	150 00	160 00	
Black Walnut, 6x6.....	160 00	170 00	
Black Walnut, 7x7.....	175 00	180 00	
Black Walnut, 8x8.....	175 00	180 00	
Cherry, wide.....	per M ft.	100 00	120 00
Cherry, ordinary.....	60 00	80 00	
Whitewood, inch.....	45 00	50 00	
Whitewood, 5½in.....	35 00	40 00	
Whitewood, ¾ panels.....	42 00	45 00	

Shingles, extra shaved pine, 18in. M	8 00	9 10
Shingles, extra sawed pine, 18in.....	4 50	5 50
Shingles, clear sawed pine, 16in.....	4 00	4 50
Shingles, cypress, 24 x 6.....	18 00	20 00

PAINTS AND OILS.		Cargo afloat	
Chalk block.....	per ton	\$2 75	
Chalk in bbls.....	100 lb	35	
China clay.....	per ton	11 00	18 50
Whiting, gilders, &c.....	per ton	70	75
Whiting, common.....	per ton	45	47½
Paris white, Eng.....	per ton	1 25	2 00
Paris white, American.....	per ton	90	1 00
Lead, white, American, dry.....	per ton	6½	6½
Lead, white, American, in oil pure.....	per ton	6½	7
Lead, English, B. B. in oil.....	per ton	9	9½
Lead, red, American.....	per ton	6	6½
Litharge.....	per ton	5½	6
Ochre, French, dry.....	per ton	1½	1½
Venetian red, American.....	per ton	1	1½
Venetian red, English.....	per ton	1½	1½
Tuscan red.....	per ton	18	18
Turkey red, English.....	per ton	12	15
Indian red.....	per ton	4½	7½
Vermilion, Am. Lead.....	per ton	11½	12
Vermilion, English.....	per ton	45	50
Carmine, American, No. 40.....	per ton	4 00	
Chrome, yellow, in oil.....	per ton	12	20
Orange Mineral.....	per ton	8	11½
Paris green.....	per ton	16	17
Sienna, lump.....	per ton	3½	5
Sienna, powdered.....	per ton	7	1½
Umber, American raw & pow'd.....	per ton	1½	2
Umber, Turkey, lump.....	per ton	1½	1½
Umber.....	per ton	4½	5
Drop Black, English.....	per ton	11	15
Drop Black, American.....	per ton	10	14
Prussian blue.....	per ton	30	60
Ultramarine blue.....	per ton	8	25
Chrome green.....	per ton	10	16
Oxide zinc, American.....	per ton	4	4½
Oxide zinc, French, V M G S.....	per ton	8½	9½
Oxide zinc, French V M R S.....	per ton	6½	7½

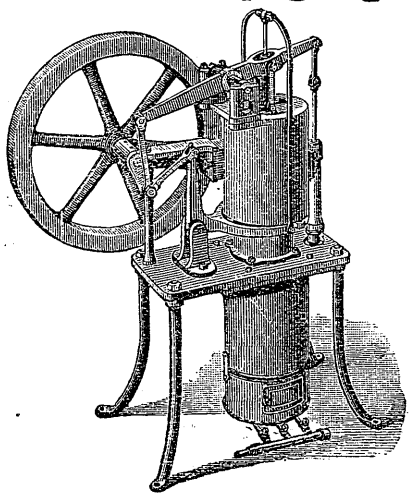
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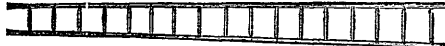
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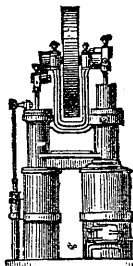
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