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The President, the leading members of Congress of both parties, the Tariff Commission and the press of all grades of public opinion, are agreed that the internal revenues should be simplified and reduced, that the tariff should be so altered as to make a reduction in the duties of at least 20 per cent., that many articles should be put upon the free list, and that such duties as bear hard on manufacturers and shipbuilders should be swept away. This being the unanimous feeling, why should not Congress effect these changes during the present session. The business of the country cannot recover until it is definitely known under what conditions production shall go on; manufacturers cannot produce nor merchants purchase, except from hand to mouth, when a change is impending in our laws which may reduce the market price of goods. Production is checked in the face of a declining market. If the present Congress will not address itself to this needed task—and it is to be feared it will not—then should the press of the whole country voice the demand of the business public for the new Congress to come together on the 4th of March, next, to finally settle this tariff and tax business. The expected change will make business dull, and probably lead to numerous failures; but from the moment the President signs the amended tax and tariff bills we may expect to see a great impetus given to production in every department of business. It is a grave public misfortune that in this age of rapid communication and quick action in the transaction of business, we should in legislative matters be at the mercy of the class of pottering, procrastinating lawyers who compose the great body of our national legislators. Our antiquated constitutional methods of effecting needed reforms in our laws is a reflection upon the good sense of the American people. Unless Congress acts promptly, there can be no general recovery of business, and Congress, we fear, will not act.

The New York *Sun* says:

"The Constitution of the United States should be so amended as to empower the President to veto one or more items of an appropriation bill while approving the rest of the bill."

But the trouble is that the Constitution requires amending from end to end. It was framed for three millions of people nearly a hundred years ago, before the era of telegraph and railways, and it is out of relation with the nation as it exists to-day. The war for the suppression of the rebellion had to be fought outside the Constitution, indeed, in defiance of it. Its machinery for electing a President has utterly broken down. The Electoral College performs its duty in a very different way from that prescribed by the Constitution. We were saved from civil war in 1873 because the candidate of the Democratic party was a timid, procrastinating old lawyer, who lacked the grit to insist upon his rights. Our Supreme Court needs remodeling, for it denies justice, as a new suit entered to-day cannot be considered under three years' time. Amending the Constitution is almost out of the question, owing to the cumbrous machinery devised for making alterations. The Constitution is a ridiculously antiquated document and needs changing from "A to Izzard." We are within six years of the end of the century which saw the adoption of the Constitution, and we ought to have a brand new one before the incoming of the 20th century. What we need is a National Constitutional Convention.

Professor Rossiter W. Raymond has written an article explaining the cause of the leakage and explosions of the steam pipes which are being laid under Broadway. He says the nuisance is entirely due to one company—the American, which is attempting to do its work cheaply, and without infringing on the Holly patents. Instead of using the "expansion" joints of the New York Company, it has constructed "stuffing boxes" at the street corners to take up the expansion of the mains through each block. All steam engineers know how impossible it is to keep stuffing boxes tight. Leakages are inevitable, and Prof. Raymond regards the work of this company as a nuisance which should be abated by the strong hand of the law. It shows the chaotic character of our local Government, when an impecunious or a foolishly-managed company is

allowed to tear up our streets and bring travel to a stand-still in order to lay pipes which begin by exploding themselves, and will end by exploding the company. It seems that after these two steam-heating companies get through, there is still another to enter the field and keep our streets impassable. A third company proposes to lay pipes to distribute super-heated water, which is to fly into steam when delivered at its destination in every house. So our principal down town business thoroughfares are likely to be kept disturbed for some time to come.

Individuality in Household Decoration.

The past ten years has seen a marvellous change in the interior of our houses. The æsthetic movement begun by Eastlake, William Morris and the much-ridiculed Anglo-æsthetic school, has wholly reformed the styles of furniture, wall paper and general interior decoration. It cannot be said, however, that all the changes have been improvements. Not because of the lack of any taste or skill on the part of the originators of the reform, but on account of the want of good sense and artistic training of the well-to-do classes who wish to be in the fashion, by redecorating their homes in conformity with high art.

On the one hand, there was a natural desire to utilize the stores of furniture constructed in what may be termed the pre-artistic period. It was difficult to get mechanics to change their methods, for we had then no American schools of design where they might receive the necessary instruction. This resulted in compromises between the old order of things and the new theories, which has led to much incongruous fitting and altering of the interior of many homes. Instead of being an *ensemble*, many a pretentious parlor is a piece of patch-work, in which the ugly old forms have to do duty side by side with furniture and decorations, the product of more recent times. As the years pass by, this incongruity will be remedied by the gradual disuse of the older patterns of furniture and the substitution of the more artistic varieties now manufactured. But no thorough reform will be effected until the true principles of art, as applied to household decoration, are better understood by our wealthy people as well as by the artisans themselves. Then, again, there is a slavish spirit of subserviency abroad to certain authorities on artistic decoration. The heads of houses—whether of the sterner or softer sex—having no cultivated taste of their own in such matters, are apt to defer to that of some artist who has achieved distinction in his art. In formative periods, when fashions are changing, it is the most pronounced and extravagant exponents of the new school who attract the most attention. It is Oscar Wilde, rather than Ruskin, Eastlake and Morris, who is supposed to represent the new movement. Hence, there will be seen in many otherwise well-ordered houses, an imitation of an *outré* school of decoration which may, in a sense, be artistic, but which is not subordinated to good taste.

Every house, as well as every home, should be individualized. It should be an expression of the good sense and artistic instincts of those by whom it is occupied. It is not to be expected that wealthy people are to be their own architects, artists or decorative designers, but they ought to be able to tell what they want, and then depend upon professional skill to give form to their ideas. Several of the so-called schools of art should be discredited for having used a certain set of ideas in all their works. Tiffany, for instance, has achieved some distinction by ornate and fanciful paintings and designs. But his mystical fancies are singularly out of place on some subjects. His decoration of Dr. Chapin's church is a case in point. To the back of the minister is a fantastic figure which has been irreverently described as "Oscar Wilde in night dress." There is nothing about it that suggests connection with the Christian religion or any of the legends of the church. It would be far more in place as an adornment to a music hall. But Tiffany is one fashion in certain circles, and his abstract and fanciful designs make their appearance in connection with the most inconsistent associations.

There is a great field in this country for the artist, the architect and the decorator who has ideas of his own, provided they are subordinated to the acknowledged principles of true art. We are growing in population and wealth, and articles of taste and luxury are becoming more and more in demand. We need more thorough schools and more scientific training, but more than all, we need patrons of art, who shall be not only good critics, but who can themselves help the designer by telling him what is required. In other words, we want greater individuality in all constructive work connected with our houses and homes.

The *Tribune* is giving Congress very good advice. It recommends the passage of the tariff as amended by the very much abused, but very intelligent, tariff commission. If altered at all, it should be in the direction of lower duties on all articles used by manufacturers and shipbuilders. But the amendments need not take a week to consider. The new tariff might be signed by the President by the fifteenth of January. Then if all internal taxes

are taken off, save alone those on tobacco and spirits, business will have a chance to thrive at once, for the bugbear of lower prices will be out of the way. Why should not the press of the entire country take this view of the situation? It is monstrous that the business of the nation should be allowed to suffer for a year and a half, when Congress might settle the question within a month, and give our manufacturers and merchants a chance to do a profitable business, commencing early next year.

Boston Houses.

As we have said before, the New York brown stone house is a production indigenous and peculiar to the city from which it is named. It is scarcely a generation old and yet we cannot trace its origin. No man knows who built the first brown stone house—to whom it first occurred to veneer a bad brick house at one end with four inches or less of rubbed sandstone. All that we know is that the idea of that bold, bad man was taken up enthusiastically and miles upon miles of his device were "wrought with tumult of acclaim."

We are nearly over our brown stone period, it is to be hoped. More fortunate cities have never had any. In Philadelphia the common type of house is much less pretentious and much more sensible. We may have something to say before long of that well planned and well built edifice, with its smug face of smooth brick and white marble. But in the mean time let us remark the Boston house.

There have been since the Back Bay was reclaimed a large number of "swell houses" built in Boston, and these differ widely among themselves in every respect—material, construction, plan and architecture. It has been the custom in Boston more and longer than in any other city—far more than in New York, where until within two or three years it was the rarest exception—for a man to have his house built to suit his own wants and tastes and habits. This involved the employment of architects, and hence the diversity of the newer part of Boston. It is rare in this quarter to come upon a row of houses which appear to have been built, as almost all New York seems to have been built, on speculation for people whose habits were assumed to be alike. And this appearance of having been built for individuals and not for the general public, and by individuals and not by machines, gives the newer part of Boston an interest of its own, apart altogether from the specific architectural merits or demerits of the houses themselves.

But it follows from this diversity that it is difficult to deduce a type from the widely differing specimens of the new Boston house, although the type of Back Bay Bostonian is tolerably distinct in most men's minds. Perhaps Bostonians are not so different as their houses; certainly New Yorkers are more different than theirs.

Nevertheless there is a distinct type of Boston house, only we must look for it in the older parts of the city. It seems to have been established at about the time when the old brick house of New York was the type here—the house of East Broadway and Hudson street, and Vandam street and the Bowling Green—and to have survived, with very slight modifications, through nearly the whole of the brown stone period of New York, that is to say, until within the past ten years. If not built now, it is at any rate still the typical house, and it is inhabited by the great majority of comfortable and well-to-do Bostonians, some of whom know how to make the interior of it extremely pleasant to a stranger.

The Boston house, then, is neither a "high stoop" nor a "brown stone front." It is a swell front basement brick house. The Boston lot is not a fixed unit of space like the New York lot. The variations of streets in the older town prevent this, but the unit of frontage is from 20 to 25 feet, and the difference appears in the back yard which is shortened or elongated to meet the exigencies of the case. The average depth of lot is perhaps the same as in New York, but the variations are very considerable.

Though the Boston house is not a high stoop house in the New York sense, you do climb from four to seven or eight steps to gain the front door, which is raised enough from the street to allow of the insertion of windows sufficient to light the cellar, which in New York is generally left as dark as a pocket. The difference is that these steps are in the house and not out of it, being inserted in the lengthened space between the front doors, so that you are not drenched with rain or tripped up by ice while you are climbing them, or while you are waiting till it suits the servant's leisure to answer your bell, nor are you saved from this latter fate by the abominable device of the "storm door." That is to say, as soon as you leave the sidewalk, from which the houses are not set back as in New York, you are in the house, so far as shelter is concerned, although you have still a door to pass to be admitted. Perhaps the porch thus formed, and accessible to everybody, since the outer door is only locked at night, might be a refuge for tramps in New York, but in Boston, where the police do their duty, I heard no complaint of it on that score. There is no doubt that the arrangement is far more comfortable for inmates of the house and for visitors than the New York arrangement.

From the top step in the vestibule you enter the "hall," and

from that the sitting room, or reception room, or parlor, as the front basement becomes, according to the number and habits of the family. As the house is never less than 20 feet wide, this is always a decent room—not a mere closet like the "reception rooms" of so many New York houses—and a comfortable parlor if you need the floor above for bedrooms. The dining room is behind this, and the kitchen behind that again, in an extension, not too wide to allow of the dining room being well lighted from the rear.

The stairs are arranged as in the New York house, which seems a much less desirable arrangement than that of Philadelphia, where they are carried up at the back of the main building, and well lighted, whereas in New York and Boston they are not lighted at all. Above the arrangement is much as in New York,—rooms front and rear, with hall bedrooms, which in Boston are called "side rooms." The Boston house, however, always has a roof which contains comfortable bedrooms, lighted by dormer windows, so that although our typical house is only three stories high—it contains as much available space as a four-story New York house, excepting the front basement of the latter.

The chief advantage of the Boston house over the New York house is the greater variety of wants it may be adjusted to answer. In New York you must use your front parlor as your front parlor. You may use the back parlor as a dining room—in which case the front basement is wasted—but generally only after an expensive alteration and with constant difficulties of service, so that nine families out of ten, or even a larger proportion, use the front basement. If you do this you have two parlors, and if these happen to be more than you need you can only convert the back parlor into a bedroom by a more or less ignominious and uncomfortable arrangement, while above this floor you must use all the rooms as bedrooms, or at least keep them for the family, whether you wish to or not. In the Boston house on the other hand the position of the dining room and kitchen are fixed, these rooms adjoining on the same floor. If you need all the rooms above this floor for bedrooms you have still a decent parlor to receive your friends in. If, on the other hand, your family is small and your habits hospitable, you can leave this room as a reception room and sitting room, and convert the whole floor above into one drawing room. This was done in one house in which the writer was a guest, and the result was an ample and spacious apartment for entertainments, forty feet or more long, with a curtained alcove where the "side room" had been. And above this were still four good bedrooms, not counting the "side room," and all this in a three-story house, with a kitchen extension and with a roof indeed, but without a basement or a high stoop. The service of the house is of course done in this case from the rear—and it is to be hoped in this era of building experiments, some builder may be tempted to try this experiment, which builders have hitherto rejected under the pretext that "it would not do in New York," without giving themselves the trouble of thinking further about it.

Externally, the best friend of the Boston house cannot say that it is pretty, but its worst enemy must admit that it is inoffensive, which is more than the best friend of the high stoop brown stone front can say of it. The marked peculiarity of the Boston house is the swell front, which is almost universal, except in the newest houses. The part of the front which corresponds to the "hall" is of course left flat, and this is perhaps a third of the front. The other two-thirds are built with a "swell," which in the centre amounts to a projection of perhaps three feet. This certainly enlarges and makes more cheerful the outlook from within, and does not hurt the shape and look of the rooms, and externally its aspect is not unpleasing. It is the only thing noticeable about the exterior, for the dormer windows are set so far back that they do not court in the near view of the house, nor is the roof visible from across the street. The front is carefully laid in selected common bricks, with honest, but perfectly plain brown stone sills and lintels. There is no umbrageous tin cornice and no dropical moldings around the front door. The house looks homely and comfortable, as it is, and is none the worse for lacking the aggressive vulgarities of the New York brown stone front, or the aggressive cleanness and smugness and glaring red and white of the pressed brick and white marble fronts of Philadelphia.

The tariff commission has put its critics in a quandary. The critics have assumed, with some evidence as to some of its commissioners, and with none at all as to others, that the commission was pledged not to recommend any change in the tariff. The commission has recommended very substantial changes in the tariff in the direction in which the critics have assumed that they should and that they would not recommend changes. Either the recommendations are wrong, in which case the critics have been wrong also in making them, or else they are right, in which case the critics have been wrong in abusing the commission. The report seems to call upon the assailants of the commission to eat their own words. But nobody familiar with our magnanimous and intelligent press expected that they would pursue that course. Instead of acknowledging that they were wrong, he would expect

to find them muddling and confusing the whole business in order to avoid owning the injustice they had done; and that is exactly what they have been doing. It is a question whether representatives of industries formed by the tariff ought to have had places on a commission to raise the tariff. But the tariff commission contained also an industrious statistician, Mr. Porter, and a custom house expert, Mr. McMahon, whose right to sit could not fairly be questioned. Whatever may be thought of the report otherwise it is certainly a complete confutation of the charges loosely made against the commission, and the people who have made these charges ought to have the manliness to say so. If they had signed their attacks they would be forced by public sentiment to say so. But experience is all the time teaching us more impressively that the "character" of a newspaper is a very poor substitute for the character of a newspaper writer, and that the "responsibility" of anonymous journalism practically amounts to nothing whatever, so far as concerns the protection of the public against wanton assaults upon character.

Moncure D. Conway on Realism.

LONDON, November 21, 1882.

Editor RECORD AND GUIDE:

I hope it will not appear out of place in a REAL ESTATE RECORD if I venture on a few rambling reflections on the present reign of realism in England, of which we are just now having some interesting illustrations. It is discoverable in every largest artery and smallest vein of Great Britain that there is an amount of iron in its blood likely to scratch a good deal of gilt and puncture many a pretence in this delusive world. England lives in a haunted castle, and it accepts its vast heritage of ghosts and fictions good-humoredly or growlingly, as they do or do not keep quiet and decent; but it will not allow another to be added, and is remorseless on every new or evanescent superstition. No spirit medium can take her walks abroad from a cabinet in any dimly-lighted hall without liability to being waylaid by a blaze of light and disrobed by skeptical hands. A hard composite touchstone has been gradually formed which is not to be trifled with. When Irving Bishop came over here to show his powers of discovering a hidden object by holding the hider's hand, he was respectfully listened to; but when he claimed to be a "thought-reader" the scientific men simply blindfolded the hider, and poor Bishop could do nothing, however much the hider held the hidden object and its location in his mind's eye. He can make £1,000 the moment he can read the thought of one who can not physically communicate it, even unconsciously. That is one of this Britisher's brutal tests. In the great libel case now going on, in which the sculptor Belt, the plaintiff, has to disprove charges brought by a rival sculptor, Lawes, of not having himself made the Byron prize memorial and other works which have gained his fame and wealth, the judge has ordered a studio to be fitted up adjoining the court, where Belt may prove his powers. And there he is now, with the gentleman whose head and bust he is to represent, and a witness for each party to watch him. While that plain test is applied by the dignified tribunal at Westminster, similar ones are often used in the police courts. Day before yesterday a case came before a magistrate near our suburb in which a man, wishing to prove that his dog had not bitten complainant without provocation, asked that the dog should be brought into court to see if he would bite people. While the magistrate was considering this suggestion an angry bark was heard, and a policeman came in to report that the dog had already given his testimony by biting an inoffensive person at the door. The biter's master was bit to the extent of \$75.

These are some of the prosaic signs of what, in higher matters, illustrates a notable outcome of human evolution. In the Wiertz Museum at Brussels there is a famous picture of a beautiful woman gazing upon her own skeleton. She might represent the task to which the human mind was anciently set by theology. The plump Magdalene meditating on a skull in her cave at Arles, the monk in his cell gazing on bones, all nature made a tombstone with cross-bones and death's-head—this was the history of Europe for a thousand years. A habit of that kind would seem to have been contracted. Around the mind kneeling in that cell, gazing upon the skeleton, creeds and churches have crumbled; the monk has turned to a scholar, but he still studies the skeleton. He is Goethe discovering vertebration of the skull; he is Huxley searching into the fundamental tissues; he is Max Muller dissolving gods and goddesses into sunbeams. In art he is the landscape-painter, raising into supremacy what in ancient pictures is a mere fringe around saintly forms. Landscape—the only art in which we excel the past—is the skeleton of humanity, and it has been developed along with science. It was in the realistic atmosphere thus formed that the Poet Laureate, who has succeeded the landscape-poet Wordsworth, recently introduced his new play called "The Promise of May." Never was Desdemona so realistically suffocated on the stage as this unhappy drama. The obvious intent of it is to show that free thinking has a tendency to make people

seduce farmers' daughters and then abandon them. I have seen it twice now and, though an "inspired" article has appeared trying to make it mean something else, I have derived no other impression. That spirited play of Sardou's, "Daniel Rochat," which the English censor would not admit, showed fairly enough some of the new complications and pains incidental to the mental and moral revolution of our time; but Tennyson's play takes a vulgar case of seduction and desertion sadly familiar to the police courts of orthodox ages, and connects it with the scientific views of the last man laid in Westminster Abbey and his great scientific brothers who live. Even the god Thor failed when he tried to lift a cat which turned out to be the earth itself. Tennyson's freethinker enters reading Schopenhauer, but the play-going public knows nothing about that pessimistic philosopher, and this sensualist is about as much like the English freethinker as a cat is like the earth. The laureate's play failed dismally. The entire theatre resented his stage-sermon with mingled wrath and laughter. The freethinker, for whom Herman Vezin did the best a scholarly actor could do, had to stop for a minute or two before the uproar. On the second night some of the most offensive passages were omitted and the friends of Tennyson and of the favorite lessee (Mrs. Bernard-Beere) made a desperate effort to recover the piece. On the third night the play had a stroke of luck; the Marquis of Queensberry rose up in his orchestra stall, after the curtain had fallen on the first act and vehemently protested against such a misrepresentation of the character of those who like himself reject Christianity and theistic theories. The crowd were anxious to hear him farther, but the manager persuaded him to retire. This incident brought a good crowd the next night, but I never saw one more bored, and not one of the really excellent actors was called out. Tennyson, himself, is intensely heterodox; he repudiates the common creed even bitterly, as will be remembered by readers of his "Despair;" but he is evidently in a panic about the questioning of the divine existence and of a future life. It will not soothe his feelings that an average theatre-going company in London has shown itself quite indifferent to his anxieties and contemptuous of his apprehensions. People go to the theatre to witness a good play, not to meet there all the skeletons left in their closets, but to try and forget them. Still less do they go to hear a sermon such as Chadbaud might preach on the dreadful effects of certain metaphysics. The inconceivable commonplace of the thing as a whole prevented the due effect of two or three beautiful passages and of one noble situation. There are some touching lines on forgiveness, ending:

"For all the blessed ones in Heaven
Are both forgivers and forgiven,"

repeated by a poor little girl whom the heroine has befriended. And at the end the villain who has brought ruin on a once happy household is protected from harm by the maiden who remains alone amid that wreck. He is forgiven with words nearly as noble as those with which the Duke dismisses a worse man, "Angelo," in "Measure for Measure:"

"Your evil quits (requites) you well."

Whatever claims public attention in England has thus to run a severe gauntlet. It must accord with the facts. Whatever the coming England is to be, it will be real. There is good reason to apprehend that the effects of this realism in some branches of art will for some time be bad, superseding the poetic functions of art; though in the end creative art may be none the worse for having to compete with the prevailing taste. The rebuff that Tennyson has met with is deplorable, all the more because he largely deserved it. There was a time when the literary genius of England had the stage for its organ. To-day no intellect of the first rank in England writes for the stage. The reason for this divorce, as I think, is that the puritanized traditions of modern England hold the stage and the censor in such awe that art cannot find perfect freedom on it. Charles Reade has shown his change of heart by announcing his new play as to be brought out at the Adelphi, November 18, "D. V." For some time we have all known that the plays appear only if the Lord Chamberlain is willing, but if the Deity is to be held as approving of the plays presented on the London stage the parsons will have to look after them more closely. The freedom which they now grudgingly allow to the stage does not permit complete artistic treatment of passion except in Italian or French, and it allows no dealing at all with the religious revolution and the ethical revolution closely following it. "Adam Bede" could not be put on the stage, nor "The New Republic," nor "John Inglesant." Consequently, literary genius, drawn to deal with the vital questions and problems of the time, abandons the stage and writes books, novels, works of philosophy and science. That the stage censorship will be removed is unlikely. When the French censorship was removed in the time of Louis Quinze, Adam and Eve at once appeared on the stage, naked and not ashamed, and called back the censorship. The English seem to think the same thing would appear here. That artistic treatment of great questions would be an important step in the English drama is shown by the

fact that Tennyson's play, poor as it is, has caused more discussion and awakened more interest in the press than any play which has appeared for many years. Is there not some hunger here? And how can human passions be refined if art is not allowed to carve and polish its noble forms out of that quarry, co-extensive with humanity, of which the homes of men are necessarily built.

Genius having abandoned the stage, where it could only set its talents to work, the result is that the poetic drama has almost disappeared before a hard realism. This includes a presentation of everyday life and common things forming not nature but common-place conceptions of nature. Last week at a people's theatre in the city, I saw a real omnibus and a real cab drawn across the stage by real horses; a wife shut up by her husband in a private lunatic asylum, for his own purpose, is repeatedly hurled to the floor, and fastened up to the wall with real handcuffs, apparently hanging by naked arms without support to her feet. She escapes and subsequently takes flight in a real balloon, falling into the sea, to be rescued by a life-boat. The whole plot is to bring her to wealth and rank and her scoundrelly husband to the gallows. I seemed to have heard something like that before. In the West End theatres the stage must be got up finely. There must be real pictures, furniture, and majolica. The actresses must wear real silk and jewels (one of these not long ago was so terrified for a pearl necklace which her lover trampled on, according to his cue, but not knowing it was real, that she pushed him off, causing a roar of laughter to ruin a fine situation). Where does all the money come from to pay for these splendid realistic mountings? Out of the pay of the actor and the playwright. It is so much atrophy. Tennyson would not have any but simple scenery for his play; some white pigeons fluttering about their house were realism enough to make people contented in that direction; if he had only answered their concentration with a good play on a great and thrilling subject he would have advanced the English drama a good step toward its recovery.

I am not sure but that the dismal failure of Mrs. Langtry's *Rosalind in America* (it was fairly well received here) may not have been at least partly due to the present condition of the dramatic art. Although as an actress Mrs. Langtry ought hardly to be mentioned on the same page with Ellen Terry, I much doubt whether this finest English actress will succeed in pleasing Americans by her Shakespearian interpretations. Three thousand miles make a perspective that cannot be disregarded any more than three thousand generations. The English live comparatively close to Shakespeare. To them *Rosalind* is an English girl, pretty and piquant, who likes an adventure, isn't prudish because she is innocent. Some of the American criticisms suggest traces and touches of a conception of *Rosalind* as a more classic creature, a distant relative, say, of *Cleopatra* or *Iphigenia*. The characters of Shakespeare do not appear to me to have reached the degree of idealization or conventionalization in this country that they have reached in America, and with the present tendency here to realism I doubt if they ever will.

But, after saying all this, I should not omit to mention that when the Duke of Connaught, just returned from Egypt, went to visit the Queen, his mother, in state two days ago, a band played "Lo, the Conquering Hero Comes." Considering the filial obedience with which the Duke followed his royal mother's injunction to keep out of the way of cold lead and engaged in no battle, his welcome as a conquering Saul inspires a hope that the age of romance is not past in this quaint old country. MONCURE D. CONWAY.

A Soiled Lily.

Poor Mrs. Langtry finds that she has by no means relinquished the troubles of a professional beauty in assuming those of an amateur actress. The private lives of professional actresses are common enough subjects of gossip, but the gossip does not commonly get into print as "society gossip" does. And "society gossip," when it is printed, is mostly laudatory, whereas the other kind is mostly defamatory. But Mrs. Langtry is exposed at once to the malice which pursues actresses and to the publicity which besets professional beauties. She could not even go to Boston, leaving Mrs. Labouchere behind her, without giving occasion for the publication of conjectures as to her reasons. These conjectures are equally ingenious and gentlemanlike, and one of them, which was promptly published, set forth that Mrs. Labouchere—who, as Mrs. Langtry's "coach," is in no possible sense a public character, although she has been a professional actress and, for all we know, an amateur beauty—had her moral sense shocked by Mrs. Langtry's formation of ineligible acquaintances in New York. No doubt more or less imbecile stockbrokers have done their best to embitter the existence of Mrs. Langtry during her sojourn in New York. (What an ornament to the human species is a man whose highest social aspiration is to attain notoriety by a baseless scandal connecting his name with that of a famous beauty!) But there is not the slightest reason for imagining that Mrs. Langtry has given any plausible pretext for a scandal to any of the imbecile and

aspiring stockbrokers who have so relentlessly pursued her. If the insinuations that have been made as coming from Mrs. Labouchere are answered in kind on behalf of Mrs. Langtry, the husband of the former—affectionately known by his fellow personal journalists as "Labby"—may learn what personal journalism is as interpreted in the wild, free West, and very likely will not like it. The most enterprising of personal journalists receives a new light on his vocation when it comes home to his own business and bosom. Fortunately for "Labby" and public decency—though what is fortunate for one is seldom fortunate for the other—Mrs. Langtry has thus far continued to hold her tongue. But the Boston police and the Boston hotel-keepers are vigilant, and the Boston reporter is a timid and unenterprising soul, who never caught cold in the eye at a keyhole or waylaid a lady on her way to breakfast. If Mrs. Langtry thinks she can maintain silence about her private affairs, let her wait till she gets to Chicago, where the police and the hotel-keeper are both in collusion with the personal journalists. Then she will have to tell all she thinks about Mrs. Labouchere, or the personal journalist will tell the managing editor of her contumacious silence, and the managing editor will tell the dramatic critic to execute upon her the revenge of a defrauded press. And, besides, her remarks derogatory to Mrs. Labouchere will be printed all the same, whether she makes them or not.

Over the Ticker.

EVERYBODY is a bear on Western Union, yet it holds its own in the market exceedingly well. President Green declares that its revenues and consequently its profits were never larger. Its assets and surplus are more valuable than the stockholders or general public realize.

TELEGRAPH property seems to be of a very intangible character. It consists of poles, wires, and chemicals. Yet, since the beginning of telegraphy, in spite of enormous "watering," the value of the leading system is always increasing. This was true in Great Britain before the Government bought the wires. President Green declares that there is no possibility of opposition interfering with the already prodigious business of the Western Union.

ERIE, it is expected, will surge to the front as the leader of the street, early in the coming year. It is the carrying of anthracite coal which has been the mainstay of this road, and its connection West will give it an enormous business this winter. Erie has often been the leader in the street, and it will be again, when the time comes. There is so much of the stock that it is not easy to move it up or down, and hence it is safe to handle. A good line of Erie will be handy to have in the house should the market go up.

WHEN the coast is clear, look out for a jump in Alton & Terre Haute, common and preferred. It is a volatile stock, liable to go to a higher figure some day, and then to collapse. The buying and selling has to be quickly done.

COLORADO COAL ought to be a purchase if one-half that is claimed for the company is true. It is bonded for only three millions and a-half, and is rich in the possession of lands, coal and iron, either one of which specialties should sell for the face value of the bonds and stock.

INSIDERS say that the New York Central never did so enormous a business as during the past three months. The story that the road has run down they declare to be untrue; its equipment was never better.

BUT it is true, nevertheless, that proper attention is not paid to passengers, who compare the Central system unfavorably with those of its rival trunk lines, especially the Pennsylvania Road.

THE refusal of Mr. Vanderbilt to permit hotel cars on his lines has much to do with the prevailing impression that the Central Road is deteriorating, as compared with the other great transportation lines.

FIFTY thousand dollars in gold came by the Servia last week. It was not a large sum, but the market became better at once. A million in gold would put up stocks five points.

WILL gold continue to come? We exported nearly \$40,000,000 in gold during the spring and summer. Last year, up to this time, we imported nearly \$30,000,000. Cotton is leaving our ports very actively, and bankers are beginning to draw against our expected large corn export. The London *Economist* thinks that some gold will be sent across the ocean.

“SIR ORACLE” sometime since warned operators not to put up margins on the “bull” side, until gold commenced to come. When the yellow stream began to surge upon our shores, he said it would be safe to buy stocks for the long account. But a shower is not a storm, and \$50,000 is hardly enough upon which to predicate higher prices.

Our Prophetic Department.

VISITOR—Well, Sir Oracle, what is there new and interesting, this week?

SIR ORACLE—I hold in my hands a pamphlet which, though it can hardly be called new, is certainly interesting. It consists of a series of letters written by a New York merchant in 1853-9-60, and which appeared in the *Evening Post* during those years. The writer is understood to have been Isaac C. Kendall, now deceased. He wrote under the signatures of “Clinton” and “Franklin,” respectively, and his views were considered so striking that the letters were published in pamphlet form in 1860.

VISITOR—Is this another Benner? Did he get as nearly right as the now famous Cincinnati sage, who foretold so accurately the future prices of iron, corn and hogs?

SIR O.—Mr. Kendall made an excellent forecast, with the factors he had to deal with in his time. New York was then beginning to feel the full effect of a transition from omnibusses to street cars, but the elevated roads were then unknown and undreamt of. Nor was he aware of the revolution likely to be effected, through the introduction of elevators in the construction of apartment houses and office buildings.

VISITOR—Suppose you tell me some points made by Mr. Kendall.

SIR O.—In his first letter he predicts that every lot fronting on Central Park, 25x100, will before 1870 bring \$25,000. Remember, this was written in September, 1858. As a matter of fact, Fifth avenue lots, below Eightieth street and north of Fifty-ninth brought \$40,000 and even \$50,000 a lot by 1870. But then, “Clinton” did not suppose that we would have a paper money era to inflate values unnaturally. Mr. Kendall also gave it as his opinion that before January, 1864, the average value of property between Thirtieth and Ninetieth streets and Fourth and Fifth avenues would have three times the value it had when he wrote. Now, I have not the means of exactly verifying this forecast, but we all recollect the great advance in New York realty in the section indicated during and up to the close of the war. Mr. Kendall, with a very clear instinct, believed that the principal buildings and the finest residences would continue along the backbone of the island, but that when the East Side was built up to One Hundred and Tenth street, property along the line of One Hundred and Twenty-fifth street would take a start. He predicted the great building activity in Yorkville and Harlem and was much impressed at that early date (1858) with the prospective value of lots in the neighborhood of Mount Morris square. At that time a lot at the corner of One Hundred and Twentieth street and Fifth avenue could be bought for \$800, while lots on One Hundred and Tenth and One Hundred and Thirteenth streets, between Central Park and Mount Morris, could be purchased for from \$385 to \$500. On one point he was certainly mistaken. He supposed there would be an equalization in the price of lots just north of the Central Park with those just south of it. But fashion has settled that question, and from the character of the improvements above Central Park compared with those below it, there is no probability that for the next thirty years vacant lots north of One Hundred and Tenth street will have the same saleable value as those on or below Fifty-ninth street within range of the Central Park.

VISITOR—But, surely, Mr. Kendall must have made some errors of even a graver character than you have just mentioned?

SIR O.—Oh! yes; he thought that Yorkville in 1864 would be more valuable than Murray Hill, both actually and for residence purposes. Then, he was a little too “previous” in his forecast respecting the commercial value of the Harlem River. He said it would soon be the great depot for coal, lumber, brick, grain, hay, lime, fruit, vegetables, &c., and that it would be lined from end to end with canal boats from the lakes, which would never go below the Harlem River. But he believed that the river was to be made immediately navigable, which it is not to this day. I suppose that all far-seeing real estate dealers expect to see this prophecy fulfilled whenever the Harlem River is navigable from end to end. This would involve the transfer of much of the business now done in the lower part of the city and Brooklyn to the upper end of the island. It would be far easier to supply bulky articles to builders and food consumers from the Harlem River than from the docks downtown. When canal boats and screw propellers land their cargoes at the Harlem River, we may expect to see steam roads, either underground or elevated, which will be used to bring down articles required in the central zones of the metropolis, thus leaving our wharves vacant for the foreign trade of the city.

VISITOR.—You believe, then, that the time may come when the

vessels engaged in our foreign trade will not all bear the flags of foreign nations, when the “stars and stripes” will again float over cargoes composed of grain we produce or goods we wish to consume?

SIR O.—I do most firmly believe that the American people are determined to have their flag again seen on the ocean and in every port in the world, from which it has been banished now for a quarter of a century, because of our commerce-killing tariff and navigation laws. New York will then have a naval marine, foreign and domestic, greater than any city known to ancient or modern times.

VISITOR—You believe, then, that New York has a great destiny, and that it will be the most populous city in the world?

SIR O.—Pardon me, but I did not say that. New York is destined to be one of the greatest cities of the globe, yet eventually I expect it will be surpassed by some interior city on this continent. It is a notable fact that the great cities of the world are rarely, if ever, seaport cities. London, Edinburgh, Paris, Berlin, Madrid, Vienna and Pekin are great because they are the seats of power, and not because of any trade or manufacturing advantages. Much smaller cities in England and France have more commerce than London and Paris; and while in the coming era New York may double and even triple its population, other influences are at work to make Chicago or St. Louis eventually the most populous and powerful. Were the capital of the nation transferred to either Chicago or St. Louis, the city selected for the centre of authority would become the greatest, in spite of the commercial advantages possessed by New York. The latter is a greater city than even its citizens suspect; for to judge of its real populousness and business facilities, there should be added to it Brooklyn, Staten Island and the Jersey shore as far as the Orange Mountains. If all the population directly tributary to New York were counted, the numbers would swell up to some two millions and a quarter. Our children will live, I think, to see New York the metropolis of the financial world. The sceptre of financial authority will, I think, pass away from London to this great capital of two continents.

VISITOR.—Is there anything more of interest in the pamphlet from which you quoted?

SIR O.—Yes, a great deal, not only to real estate people, but to citizens generally. I think I shall hand it over to the editor of THE RECORD AND GUIDE, so that he can make extracts which may be interesting to his readers.

VISITOR.—Now, as to the general situation of matters on the Stock and other Exchanges, what do you guess?

SIR O.—I said at the beginning of these conversations, that those who sold corn, pork and cotton short for spring delivery would make more money than people who dabbled in railway securities on either side of the market. I claim that events have justified my judgment published some five weeks since. I said it was no time to bull the market when loans were being called in. Just look at the shrinkage, in spite of Secretary Folger's attempts to assist the “bulls” in stocks, and his friend Jay Gould.

VISITOR.—But did you not say something about the probabilities of a “bull” market should gold flow this way from Europe?

SIR O.—Yes; I should confidently advise everybody to go long of the market if gold should commence to come this way in any considerable amount. If we ship large quantities of corn and wheat, which I think we will do, I cannot see how the banks of Europe can prevent a drain of gold this way. Our cotton exports are largely in excess in comparison with the same time last year, and Europe will undoubtedly require more grain than was suspected a month or six weeks ago. Indeed, one difficulty in the way now is, the heavy rate of ocean freights, because of the scarcity of tonnage. This, I hope, will be but temporary, and then look out for a turn for the better in our exchanges and in the temper of our stock speculation. It now turns out that the wheat crop abroad was over-estimated, while the potatoe and other root crops are partial failures. I confidently look for a turn of the tide in January. Indeed, as Wall street is apt to anticipate events and discount the future, the knowing one may jump in towards the close of the year.

VISITOR.—Is it not true William H. Vanderbilt, Jay Gould, Russell Sage, Cyrus W. Field and all their following are believers in higher prices?

SIR O.—It is so reported on the street. These are all sagacious men, and they are probably “bulls,” because they know that the country has immense crops, the moving of which will give the railroads all the business they can do. There are other operators quite as far-seeing as they, and if the railroad war is stopped, and the crops are actively marketed, nothing can prevent a flow of gold from abroad, and a rise in stock values in the earlier part of next year.

The total funded debt of the city of New York on November 30 was \$136,301,914, exclusive of \$10,296,329 revenue bonds, issued in anticipation of taxes. The amount in the sinking fund for the redemption of the city debt on the same date was \$40,165,730.

William Morris on Decorative Art.

At the recent opening of the Manchester Fine Art and Industrial Exhibition, England, Mr. Morris, the well-known author of "The Earthly Paradise," in responding for "English Decorative Art," delivered a very interesting speech, in the course of which he said:

"I think we may without rashness congratulate ourselves on the progress made in decorative art of late years. I should be loath to speak lightly of any of the brotherhood to which I belong, past or present. [Laughter.] But the plain fact is that some twenty-five years ago these arts of mere decorations were in such a state that one is bound to say that they looked as if they were coming to an end. Of the traditional part of them there was, in England, at least, scarce any more left than there is now, that is, nothing. On the more obvious and self-conscious side there was nothing stirring. What individual talent was left could only show itself in eccentricities that most often deserved to be called by any other name than decoration. The public was as blankly ignorant of the history of the art as the designers were of its first principles.

"I well remember when I was first setting up house, twenty-three years ago, and two or three other friends of mine were in the same plight, what a rummage there used to be for anything tolerable in the way of hangings. On the whole, I remember we had to fall back upon the turkey-red cotton and dark-blue serge. Since even the very self colors of fancy goods had grown to be impossible, which is the more inexcusable, as at that time the beneficent march of science and commerce had not yet destroyed the ancient and worthy traditions of the craft of dyeing, as it has since done.

"Anyone can now find in shops all over the country goods at commonplace prices, which both intend to be and are beautiful, and more or less marked by artistic individuality; in short, anyone who chooses can make the interior of his house comely and pleasant without an unreasonable expenditure of time and trouble. [Applause.] Now, was this seeming advance of a quarter of a century going somewhere or nowhere? Now, to my mind, it is not so very difficult to see this. Firstly, we have, to put the matter in its simplest form, to interest the whole public in the work. Firstly, and, indeed, lastly, there is nothing else for us to do. That once done, the whole public will see to this matter. Well, that is easy to say, and very hard to do; short to say and very long to do; and yet we must set to work about it unless we æsthetic upholsterers [laughter] are content to be what I am afraid many people think us—contemptible waiters on [laughter], or mere pleasure-seekers and triflers with life. For, in truth, these decorative arts, when they are genuine—real from the root up—have one claim to be considered serious matters, which even the greater arts do in a way lack, and this claim is that they are the direct expression of the thoughts and aspirations of the mass of the people [applause], and I assert that the higher class of artist—the individual artist, whose work is, as it were, a world in itself—cannot live healthily and happily without the lower kind of art—if we must call it lower—the kind which we may think of as co-operative art, and which, when it is genuine, gives your great man—be he never so great—the peaceful and beautiful surroundings and the sympathetic audience which he justly thinks he has a right to. If you compel a Michael Angelo to live in a world of dullards and blunderers, what can happen to him but to waste his life in ceaseless, indignant protests, till his art fades out in sour despondency and his whole career has turned out a useless martyrdom? [Applause.]"

Speaking of the disheartening difficulties set in the way of the artist by the bad taste of the manufacturer, and the want of good judgment of the public, Mr. Morris said:

"Once for all, I am afraid I must admit that the public in general are not touched at all by any interest for decorative art; a few of the upper and middle classes only have as much as heard that there is such a thing as decorative, which should be popular art. Time was when all manufactured wares had some claim to beauty, and, other things being equal, the most beautiful thing was the most marketable. I fear that we cannot say that this is the case now. Pray excuse me for drawing an illustration from a very interesting and useful class of goods to which we are none of us strangers—printed cottons. If you turn over the pattern book of this or that cotton printer in this city, you will find many patterns which are exceedingly pretty, while some of them are exceedingly—well, ugly, as I am sure the gentlemen who print them will admit. [Laughter.] Now, having the honor of the acquaintance of a cotton printer in this city, I am able to say that, so far as I could understand, the ugly patterns sell quite as well as the pretty ones. Now, you know, if the decorative arts were in a healthy condition, instinctive good taste would refuse the ugly patterns and demand the pretty ones, and so prevent what I must consider a degrading waste of money, time and intelligence; for what in its way can be more wasteful than using all the accumulated knowledge and skill of centuries in spoiling the fair white surface of a piece of cloth by putting a pattern on it which you know to be ugly?"

—Among the novelties in menu cards are perfectly-formed peas, beans, bananas and even carrots, made in silk in natural colors, and attached by narrow ribbon to slender cards. They are the invention of Miss Sarah Leggett, the "woman stationer," and are finished with artistic fidelity. The peas, beans and the like are attached in groups of three.

—"Cashmere" ware is a novelty displayed by Mr. Theodore B. Starr, somewhat similar to the brass decorative ware known as Benares. The Cashmere ware has a deeper color, however, and a roughened surface obtained by applied gilt upon a metal body. The designs are pale and such objects as are seen in the patterns of the India cashmere shawls. It is very effective.

—In Mr. Starr's warerooms are to be seen some remarkably fine specimens of royal Worcester tea and breakfast services, very richly decorated with gold, and showing new lotus flower and other choice patterns. They are in case, and accompanied by a dozen small spoons, very elaborately wrought, and matching the china in their design. There are charming Copetanchi services, also, in primrose patterns.

To build a chimney that will not smoke the chief point is to make the throat not less than four inches broad and twelve long; then the chimney should be abruptly enlarged so as to double the size, and so continued for one foot or more; then it may be gradually tapered off, as desired. But the inside of the chimney, throughout its whole length to the top, should be plastered very smooth with good mortar, which will harden with age. The area of a chimney should be at least one-half a square foot, and no flues less than sixty square inches. The best shape for a chimney is circular, or many-sided, as giving less friction (brick is the best material, as it is a non-conductor), and the higher above the roof the better.

One Peril of the Nation.

Editor RECORD AND GUIDE:

I am a foreigner by birth, but a citizen of the United States, and a great admirer of its institutions. I regard the American as being the most keen-witted, ingenious, and usually intelligent of the sons of men. There are some few respects, however, in which it seems to me the Yankee is a fool, or, to be more accurate, a vain-glorious ass. The following extract from a daily paper gives point to what I wish to say:

A cable dispatch from Paris says: Relative to a report that the United States Government contemplates making a claim against France in regard to the murder of two American citizens in Madagascar, the *Moniteur Universel* publishes an insulting article declaring that the American navy is so reduced by peculation that the United States were recently obliged to back down to Chili. *France, it says, could ruin every American port.*

Sacristi! 'Cree nom d'un canon! Farbleu! Migod! !
Let France try it.

Every officer of the United States navy, and tens of thousands of individual citizens are aware that the United States has no navy, that its sea coast is at the mercy of any tenth-rate naval power. It has neither ships, guns, forts, nor defences to protect even New York against one formidable ronead. One vessel of the Chilean navy could destroy the whole fleet of the United States. The gunboats recently built for China by Englishmen on the Clyde, could capture San Francisco and the whole Pacific Coast, as the United States has not a gun or a ship that would be available for their defence. Were France to declare war against the United States, in less than six weeks every important city on the Atlantic Coast would be at the mercy of the French fleet. It would probably cost the nation \$1,000,000,000 to save the seacoast cities from destruction. And yet nine American editors out of ten would very likely write in the spirit of the fool I have quoted above; and they would very fairly represent the average American, who in his mind cannot separate the possible from the actual. Now I am one of those who believe, that potentially, the United States is the greatest naval and military power on earth. I believe that with an adequately trained army and a properly built fleet, it would, in a prolonged war, be more than a match for any single power, and could hold its own if matched against all Europe. But we have neither army or navy, nor a gun suitable for offensive or defensive purposes. Modern wars are short, sharp and decisive. But modern navies and parks of cannon take years to create. The whole resources of the United States would not give us a fleet and guns suitable for defences, in less than five years. The last Congress authorized the construction of three steel war vessels, but the plans have not yet been drawn, and it will probably be a year before the contract is given out. Even when completed in five or six years time, the United States will be fearfully behind even the weakest maritime powers. This is the more remarkable, as the first monitors were constructed by the United States. Dahlgren's great guns were the pioneers of the monster Krupp's and Armstrong's, of which England and Germany have so many, and the United States not one. Nothing will wake up the latter but a capture of New York by some contemptible naval power, and this is likely to occur any day, for the one lesson of history is that the rich and weak nation is always spoliated, in time, by those who are its superior in military strength.

A FOREIGNER WHO LOVES AMERICA.

REMARKS.—Our correspondent seems to be somewhat excited, judging from his expletives, but it is nevertheless true that he expresses in a somewhat vigorous manner the feeling of all our army and navy officers. It is quite true that we have no army, navy, or guns; that is, practically none. It is also true that there is no likelihood of our having any, as the majority in Congress hails from west of the Alleghany mountains. The representatives of the Mississippi and Ohio valleys will never vote for an efficient navy until the nation is in peril, and then it will be too late. This is a vital matter to the real estate owners of New York, but it is very certain that a petition, asking Congress to provide proper defences for our harbor would scarcely be signed by one out of twenty of those interested in city realty.—[EDITOR.]

About Cotton.

It now begins to be suspected that the cotton crop will be much smaller than was anticipated. Instead of 7,000,000 bales, 6,400,000 is now the estimate of many conservative houses. Bradstreet and Alexander Latham & Co. agree that the earlier estimates were too large. Mr. T. H. Brudy, in his daily circular, gives the following suggestive figures:

Crop of 1876	was	4,622,000	bales	and	55	per	cent.	marketed	Dec.	16.
"	"	1877	"	"	4,474,000	"	"	"	"	"
"	"	1878	"	"	5,071,000	"	"	45	"	"
"	"	1879	"	"	5,767,000	"	"	51	"	"
"	"	1880	"	"	6,801,000	"	"	50	"	"

It will be seen that half of every crop was marketed by the 16th of December, regardless of its size, and the movement of five successive crops ought to be a fair precedent by which to judge the present one, of which there had been received Dec. 1st, 2,442,000 bales. To this add estimated receipts for the two weeks ending Dec. 16th, 510,000 bales, gives total one-half crop to the date of Dec. 16th, 2,952,000 bales, which doubled, equals 5,904,000, and to same add estimated Southern consumption, 750,000, gives probable size of this crop as 6,654,000 bales. The crop of 1880 was 6,600,000, and at the end of the year only 212,000 bales of it remained in the United States, and the highest and lowest price in the New York market was 13½¢ and 10 15-16¢. for Middling upland, the last end of the crop being the highest priced.

In view of these figures, 10½¢ for Middling looks very low, but the reduced estimate does not necessarily mean high prices.

The Common Council have passed a series of resolutions requiring the Ninth avenue horse-car road to extend its track from Sixty-fourth street up Tenth avenue to One Hundred and Twenty-fifth street. It is to be hoped the Mayor will sign these resolutions, and that the company will comply with their terms.

Real Estate Department.

The letter in THE RECORD AND GUIDE last week signed "L," giving an account of the decision of the Court of Appeals, in the case of James M. Smith, grantor, vs. John Long and others, in which it was stated that a cloud had been thrown upon the title of nearly a thousand parcels of property west of Sixth avenue and north of Fiftieth street, naturally created a good deal of talk in real estate circles. If the decision had the effect alleged, it would have been a very serious matter for a very great number of persons, who suppose that there is no flaw in the title of houses registered in their names. There is some mystery in the case which has not as yet been cleared up, thanks to the barbarous condition of our laws affecting the transfer of real property and titles thereto. Personal property, such as stocks and bonds, can be transferred, with absolute certainty as to ownership, but real property, houses and lots, are subject to so many contingencies in the way of mortgages, liens, trust and dower rights, and claims of inheritance, that unless one has twenty years undisputed possession under the law, no title can be considered as assured. There are lawyers who contend that it is impossible to amend the law so as to make titles to real estate as certain and as transferable as that of personal property; but there is some comfort in knowing that the majority of the most intelligent members of the bar believe that realty can be bought and sold with the same certainty and expedition as other property were the laws on the subject to be thoroughly revised and made conformable to common sense.

Without going into the legal merits of the effects of the decision of the Court of Appeals, in the case of Smith vs. Long, it may be well to record here the judgment of several good lawyers and real estate experts. We refrain from giving names, because very few knew enough of the matter to speak authoritatively. One large real estate owner said he was interested, as he owned property in the neighborhood designated; but he found that a portion of the fifty acres composing the Hopper estate had been sold in 1819, and that the ground he owned came from that sale, about which there was no question. He said it looked to him as if certain lawyers had taken the matter on speculation, and intended to use the decision to force innocent property holders to walk up to the captain's office and settle.

Another large operator was of opinion that it was so large a matter that it would settle itself. Equity is always considered in cases where vast amounts of property were involved; and if a thousand lots were held under a title given at a sale in 1861, they could not be injured through the discovery of a technical error at that time.

One legal gentleman insists that the decision only affects the one case, and does not involve the whole estate, while another declared that "L"'s letter was clearly intended to affect one interest at the expense of another.

In conclusion, we would advise no one to get frightened, or to give one cent to make good his title as against the decision. If there is anything in the case at all, it can again be brought before the Court of Appeals and justice done. Judge Tracy, fortunately, will cease to be a member of the court after the first day of January next.

The recorded transfers and mortgages show that the business of this year continues to be somewhat larger in volume than that of last year. But, as a matter of fact, there is not, nor has there been this fall, any speculative feeling. Well-located property, improved and unimproved, commands fair prices, but the purchasers are investors, never speculators. It is true that the Jumel estate, for instance, was purchased by people who hold it in the expectation of reselling it at some future time at an advanced figure; but the class of operators who buy to day, expecting to sell at higher prices next week, find they cannot do any business. Speculation in realty herabout is dead for the present; nor does there seem much chance for a revival until next February or March. The last of the Jumel estate was sold on Thursday. It consisted of the lots which had been previously sold, but for which the purchasers had not complied with the conditions of the sale. Under the circumstances, the property did not do quite as well as when originally purchased. There has been a moderate attendance at the Real Estate Exchange this week, and there have been no sacrifices of good property. A lot on the northwest corner of Eleventh avenue and One Hundred and Fourteenth street brought \$3,600, which seems to be a good price, as Eleventh avenue in that region is not yet laid out. The ground, however, is high, and overlooks the riverside drive and the river. There are some good sales announced for the coming week.

The conveyances and mortgages officially registered show that actual transactions are larger this year than last. In no week this year has the number and amounts fallen behind the corresponding week of last year. The aggregates month by month show a much larger business this season than last. The following table tells its own story:

CONVEYANCES.

	1881. Dec. 1 to 7, inclusive.	1882. Dec. 1 to 7, inclusive.
Number.....	215	259
Amount involved.....	\$3,377,768	\$5,177,868
No. nominal.....	61	58
No. Twenty-third and Twenty-fourth Wards.....	14	18
Amount involved.....	\$36,977	\$46,015
Number nominal.....	0	4

MORTGAGES.

	1881. Dec. 1 to 7, inclusive.	1882. Dec. 1 to 7, inclusive.
Number.....	293	202
Amount involved.....	\$3,381,973	\$2,930,176
Number at 5 per cent.....	53	64
Amount involved.....	\$609,258	\$998,793
No. to Banks, Trust and Insurance Cos.....	56	36
Amount involved.....	\$922,450	\$1,083,700

The above figures are large because persons who bought at some of the recent auction-sales have taken title during the past week. The Jumel estate purchases will doubtless swell the figures next week.

West Side real estate owners will be interested in noting that plans were filed this week to erect a fine two-story, and attic granite dwelling on Riverside drive, 52,7, north of One Hundred and Thirteenth street,

Its dimensions are to be 36.6 front and 63 feet deep, rear width, 28 feet. The owner is Agnes R. Sherman.

Notice is given by the Receiver of Taxes, that 1 per cent. additional upon the amount of the tax will be collected on all taxes remaining unpaid on the first of December, 1882, and unless the same shall be paid to him before January 1, 1883, interest will be charged at the rate of 7 per cent. per annum from October 23, 1882.

On the 13th instant Richard V. Harnett will sell eighteen very valuable lots to close the estate of Dr. Israel Randolph. Four of these lots are on the southeast corner of Sixth avenue and One Hundred and Sixteenth street. Four other lots adjoin these on One Hundred and Sixteenth street. The remaining lots of the eighteen are on One Hundred and Fifteenth and One Hundred and Sixteenth streets, near Fifth avenue. These lots are finely situated, and are convenient to the elevated stations and ready for immediate improvement. They are right in the line of improvement, and should command good prices. Mr. Harnett will also sell the two fine lots on One Hundred and Fifteenth street, almost fronting St. Nicholas avenue, and which are within two minutes' walk of the One Hundred and Sixteenth street L station.

E. H. Ludlow & Co. will sell on Tuesday, the 19th inst., the desirable three-story brick building, 453 Washington street; and on the same day Messrs. Ludlow will sell the valuable plot, with buildings, situate at the southeast corner of Washington and Charles street, being 681 and 683 Washington street and 142 and 144 Charles street, the latter being an executors' sale.

Bernard Smyth will sell at auction, at the Exchange Salesroom, on Friday, the 15th inst., the block front on the west side of Seventh avenue, extending from One Hundred and Twenty-third to One Hundred and Twenty-fourth street, 201.10x75. This is one of the finest fronts on the Seventh avenue Boulevard, and is highly eligible property for intending purchasers.

WANTED.—A Reporter; one who is industrious and can write intelligently about real estate and kindred matters. Address, in writing, giving age, qualification and expected compensation.

MANAGER, 191 Broadway, Room 10.

Gossip of the Week.

C. F. Hoffman, Jr., has sold, for account of Henry Waters, the frame store and dwelling No. 525 Grand street, running through to Henry street, 16.8x53.9x16.4x45.9, to Francis A. Livingston for \$7,000.

John J. Clancy has sold, for Joseph L. R. Wood, the three apartment houses Nos. 282, 284 and 286 West Sixtieth street.

Messrs. A. H. Muller & Son have sold the first-class house No. 290 Madison avenue, 25x65x95, to C. G. Moller for \$56,000.

E. H. Ludlow & Co. have sold the house and stable No. 68 Fifth avenue, 25.10x125, to William W. Tompkins for \$44,000.

Messrs. E. H. Ludlow & Co. have sold Nos. 155, 157 and 159 West Twelfth street to Mr. Verplanck for \$34,500.

Wm. R. Barr has sold his celebrated farm of 160 acres at Monroe, Orange County, for \$25,000 cash. The purchaser is John H. Butler, of New York.

Five lots have been sold this week on the south side of One Hundred and Twenty-fifth street, 250 feet east of Sixth avenue, for about \$10,000 apiece.

W. P. Birdsall, the builder, has bought from Jno. A. Hardy three lots on the north side of One Hundred and Twenty-fifth street, between Fifth and Sixth avenues, for \$11,000 each.

Jersey City.

Frank Stevens, of 55 Montgomery street, reports the following sales: Dwelling and grounds No. 61 Duncan avenue, to C. A. Chilton, for \$9,750; the four-story brick apartment house corner Railroad avenue and Barrow street, to S. Haberman, for \$30,000; two lots, with frame dwelling, No. 47 Lexington avenue, to B. S. Clark, for \$1,500, and the two-story brick dwelling No. 67 Erie street, to E. A. Graham for \$1,000. Mr. Stevens reports many enquiries for good, interest paying properties.

Out Among the Builders.

J. G. Prago has the plans in hand for the erection of a four-story flat house, at No. 146 West Fourth street. It will be 21x43, with an extension 16x42. Owner, M. Coleman.

Henry Fernbach is at work on the design of a new theatre to be built on Mr. David Dow's property, on the north side of Twenty-third street, between Fifth and Sixth avenues, running through to Twenty-fourth street. It is to be known as the "Music Grevin American." A number of wealthy French capitalists are engaged in this enterprise.

Simon Haberman will improve the plot 240x100, on north side of Lefferts avenue, commencing 104.3 west of Rogers avenue, Flatbush.

Charles W. Romeyn & Co. have the plans under way for a three-story brick and terra-cotta dwelling-house, 75x80, to be erected in Pittsburg for T. D. Schwartz, president of the Pennsylvania Lead Company, at a cost of about \$40,000. The house is to be in the Renaissance style. The same firm have the plans in hand for a frame dwelling, 35x75, for I. Harper Bonnell, at Rumson, N. J., to cost about \$12,000, and to be in the Queen Anne style. Messrs. Romeyn & Co. have also the plans in hand for a frame dwelling, 35x45, for Mrs. Elizabeth Harper, at Rumson, N. J., which will cost about \$3,000, also in the Queen Anne style of architecture.

G. B. Pelham has the plans under way for a spacious stable, 50x95, to be erected on West Fifty-fourth street, between Sixth and Seventh avenues. The building is to be three-story and of brick and stone, with granite trimmings, and, when completed, will afford accommodation for some twenty-five or twenty-six horses. The stables will be built for a gentleman's club, and will cost about \$30,000.

H. M. Congden has the plans ready for Trinity church at Waterbury, Conn., 64x112, to be built of Plymouth granite and in the Gothic style,

The building, which will accommodate some 600 persons, is to be erected for the Episcopal body of that town at a cost of about \$35,000.

Contractors' Notes.

Bids will be received until Thursday, December 14, 1882, at 12 o'clock, M., by the Commissioner of Public Works, at his office, 31 Chambers street, for laying flooring and doing other work in the alteration of Fulton Market.

The Commissioner of Public Works will also receive bids until Wednesday, December 27, 1882, for the following work:

No. 1.—Hauling and laying a forty-eight inch cast-iron conduit pipe, from Midland avenue to station 522, between Tuckahoe and Bronxville, Westchester county, New York.

No. 2.—Furnishing and delivering stop-cocks, stop-cock boxes and hydrants.

Estimates for removing certain portions of the existing bulkheads and platform from Seventy-eighth street to Seventy-ninth street, East River, and for building about forty lineal feet of bulkhead and platform in front of the same, south of the pier at foot of Seventy-ninth street, East River, and for repairing the existing bulkheads and bulkhead platform, from Seventy-eighth street to Seventy-ninth street, East River, including the necessary dredging, will be received by the Board of Commissioners at the head of the Department of Docks, Nos. 117 and 119 Duane street, until 12 o'clock M., of Monday, December 18, 1882.

Bids or estimates will be received until Wednesday, December 20, 1882, at 9:30 o'clock A. M., by the Department of Public Works, for each of the following works, to wit:

No. 1.—For flagging the eastern sidewalk a space of four feet wide, in St. Ann's avenue, from One Hundred and Thirty-eighth street to the Southern Boulevard.

No. 2.—For flagging sidewalks a space four feet wide, and setting curb and gutter stones in Denman place, between Forest (Concord) and Union avenues.

No. 3.—For constructing a sewer and appurtenances in One Hundred and Forty-eighth street, between Millbrook and Corlandt avenue, with branches in North Third avenue, between One Hundred and Forty-seventh and One Hundred and Forty-ninth streets, and in Willis avenue, between One Hundred and Forty-eighth and One Hundred and Forty-ninth streets.

No. 4.—For regulating and grading East One Hundred and Thirty-fifth street, and also setting curbstones, flagging sidewalks, laying crosswalks and paving with trap blocks the roadway therein, from North Third avenue to the Mott Haven Canal.

The Board of School Trustees of the Ninth ward will receive bids at the hall of the Board of Education until December 20, 1882, for alterations, etc., at Primary School House No. 24, on Horatio street, near Hudson street.

The Commissioner of Public Works will receive bids until Wednesday, December 27, for the following work:

No. 1.—Alteration and improvement to sewer in Fifth avenue, between Fifty-ninth and Sixtieth streets.

No. 2.—Sewers in Beekman street, between Water and South streets.

No. 3.—Sewers in One Hundred and Thirty-fifth street, between Fifth and Seventh avenues, and between summit west of Seventh avenue and Eighth avenue.

No. 4.—Sewer in One Hundred and Thirty-fifth street, between Seventh avenue and summit west of Seventh avenue.

BUILDING MATERIAL MARKET.

BRICKS.—Following our last report a trifle better rates were obtained, but sellers did not hold their advantage very well and the market, at the present writing, is a little unsettled. This seems to be due to some excess of supply over demand. The consumption has modified through various causes, and contractors, in consequence, are less liberal buyers while at the same time the arrivals have been full and cargos accumulated slightly. The latter seems to be due to the fact that last week's freeze and snow-storm gave a decided hint of the advance of the season, and manufacturers at once availed themselves of a fair supply of freight room within reach to push forward shipments from all points. This, of course, gave us heavy arrivals, and the weather being mild at about the time stock came to hand there was a little standing off with orders in hopes of securing concessions. Here and there receivers did give way fractionally, but with the reappearance of the cold wave confidence returns and no effort to realize is made. It is argued that the chances are against all vessels returning to sources of supply and even many that may do so will, if not compelled to remain, be hauled off by owners, and thus the opportunities for further shipments reduced. In the meantime dealers who held out for a break will it is calculated find it necessary to take the place of consumers or buyers, and on this basis receivers look for the advantage. Quotations on average stock range at \$8.00 @ \$8.50 for Jerseys; \$8.75 @ \$9.00 for "Up Rivers," and \$9.00 @ \$9.50 for Haverstraws. Pales are steady and in most cases sold without much difficulty at steady rates, ranging at \$1.50 @ \$5.00 per M. Fronts not much called for but the supply is small, well under control and firmly held at full former rates on all grades.

CEMENT.—Domestic grades are in very firm position, and the advantage may be considered as almost wholly in sellers' favor. Accumulated stocks are very small. The opportunities for shipment are greatly reduced, and a great many buyers still manifest anxiety to operate. About \$1.25 per bbl. is inside for Rosendale, and we have sales reported at \$1.30. Foreign is dull. There seems to be demand enough to exhaust the current arrivals of standard brands when the rate is kept low enough from pier to prevent competition from stored goods, but the latter are not called for at rates giving holders a clear margin, and have to be carried to await developments. Exact quotations are difficult, but about \$2.55 @ \$2.65 appear inside according to brand, quantity, etc., with, however, a probability that these figures would have to be shaded on an attempt to realize more rapidly.

HARDWARE.—Beyond some little local trade and an occasional order from nearby points the business in general hardware amounts to almost nothing, and we find an extremely dull market. A portion of the

trade assume a tone of steadiness and seek to keep up as good an appearance as possible, but the market is evidently far from satisfactory with little or no chance for improvement until after the holidays. Production is being reduced in many cases, but the accumulated stocks are quite full enough for all present wants. Most of the revisions on price lists now under way indicate a reduction, but nothing important made public this week.

LATH.—There is really nothing new on this market since our last. Buyers complain somewhat over the cost, which continues to harden, but can gain no advantage, as actual wants are in excess of the supply, and receivers manifest considerable indifference about operating even when met by encouraging bids. Offerings on spot have amounted to nothing, and there appears to be very little afloat. As we write, the quotations are named at \$2.40 @ \$2.45 per M, the latter understood to have been paid, and one or two sellers talking about 5c. more as an expectation for next transactions.

LIME.—All offerings have been readily disposed of with some demand for parcels afloat, and the market firmly maintained at full former figures. Indeed, sellers appear to have all the advantage, as advice received on Thursday reported the kilns at the Eastward all shutting down, with the shipments to cease as soon as the small supply on hand was loaded, which, of course, ends the season. The State kilns also, have stopped, the canals are closed, and agents report very little as likely to come forward by rail.

LUMBER.—In the way of distribution for consumption new business is moderate but old business continues very fair. That is to say, the deliveries still making on contract are taking out quite a little amount of stock, but beyond this sellers do not find many anxious customers nor is very likely that the situation will undergo much change until after the holidays. Exporters afford some relief, but still keep close to the limit of direct and positive orders. Holders, however, in the meantime manifest no general desire to force matters, but on the contrary are making a pretty steady showing for most grades, and with the exception of Yellow Pine are not unwilling to add desirable parcels to their accumulations, thus giving a basis for negotiations on offerings in a wholesale way. Of White Pine the stock here is not evenly distributed, but has reached fair proportions, buyers having found attractions enough either in the terms obtained or the prospect ahead to induce larger orders to interior points. Present indications do not as a rule put much faith in building consumption especially new work, but it is calculated a considerable amount will be wanted during the winter for manufacturing purposes, as well as a fair proportion for export. Eastern Spruce remains pretty well under the con-

No. 5.—Flagging sidewalks four feet wide on Ninety-eighth street, from the west curb of Eighth avenue to the east curb of Ninth avenue.

Commissioner Coleman calls for bids from contractors to clean streets and remove garbage during the coming year. The form of contract can be procured at the office of the Commissioner, No. 51 Chambers street. The bids will be opened December 20, at noon, and must be accompanied by certified checks.

Official notice is given that on Wednesday, December 13, 1882, at 11 A. M. city taxpayers have a right to appear before the Board of Estimate and Apportionment and express their views on the final estimates for the year 1883. Let our taxpayers see to this.

We understand that a petition to Colonel Richards, the Register elect for Kings County, is being circulated by the lawyers, not only in Kings County, but in the City of New York, urging the retention of Mr. William Barre, as Deputy Register of Kings County. This action is understood to have been taken by the lawyers because of the reluctance of Mr. Barre to apply on his own behalf. This step should be entirely unnecessary. Colonel Richards will inaugurate his administration with a grave mistake if he replaces Mr. Barre with an inexperienced man as his deputy. The Register's office of Kings County is the most perfectly conducted public office that we have ever been in, and this is the opinion of every lawyer whom we have spoken with upon the subject. The numberless little matters that only experience can be prepared to cope with, would sadly puzzle a new man and place him in a disagreeable contrast with the present deputy; and such assistance as Colonel Richards could glean amongst those he might retain of the old employees would leave him but little better off.

Colonel Richards should bear in mind that he is coming amongst a very exacting clientele; men who will know every mistake he may make and who will not be slow to take advantage of them.

Exhibition of Stained Glass.

There is some very fine stained glass to be seen at the rooms of Messrs. Tidden & Arnold, manufacturers of stained glass and metal work, ecclesiastical and domestic, 430 Fulton street, Brooklyn, N. Y., whose advertisement appears on the first page, which is well worthy of inspection by all those interested in the use of this artistic work. The exhibition contains some beautiful specimens of the art, and will be open to the inspection of the public during the next two weeks.

Special Notices.

The Narvesen Piano, manufactured by R. M. Walters of University place, corner East Twelfth street, is meeting with great favor from musicians and the public generally. The late Gen. Grafulla, bandmaster of the Seventh Regiment, used one of these pianos at his home for fourteen years. To those wishing to make a suitable and lasting holiday present, nothing better could be offered than one of these handsome cabinet upright pianofortes. Mr. Walters keeps a large assortment of new and second hand pianos always on hand at lower prices, for rent or credit, and numbers among his customers Messrs. Thos. F. Treacy, T. E. Grimmins, Ogden & Clark, and many of the largest builders and real estate owners of this city, to whom he confidently refers.

Attention is called to the card of the Durham House Drainage Company. Their system is admirable and we expect to have more to say about it next week.

Messrs. Scott & Myers have opened a branch office in Lexington avenue, near One Hundred and Twenty-fifth street. Mr. B. F. Raynor, Jr., is in charge.

Attention is directed to the card of Messrs. J. P. & E. J. Murray on another page. These gentlemen transact business in all matters pertaining to real estate and insurance at No. 2030 Third avenue, near One Hundred and Twelfth street.

White Pine is spoken of quite cheerfully by holders and nearly all are hopeful of a good winter trade and at least steady rates. Just now buyers are a little erratic in their movements and on strictly new orders really not taking much stock, but this is largely the result of the season, and all discounts in making calculations by those who have goods to offer. Still, no buoyancy is shown or apparently attempted, as new supplies are likely to be within reach all winter, and would at once be available on the prospect of realizing better prices, just enough better to cover rail transportation charges. The exports for the past two weeks have been principally to South America. We quote at \$19 @ \$21 for West India shipping boards, \$2 @ \$3 for South American do.; \$17 @ \$18 for box boards, \$18.00 @ \$19 for extra do.

Yellow Pine continues to receive very light demand from all regular sources, and sellers who succeed in working off any of the spot stock, or even placing contracts for the future seem to feel that they are entitled to a wonderful degree of commendation. The market, in fact, shows every evidence of remaining dull for the balance of the year, and agents have come to the conclusion that it is useless to seek trade, as every effort in such direction only serves to exhibit the market in a still more unfavorable light. On prices the range is held as before, and for the most desirable selections are considered about steady. The position of many manufacturers at the South is said to be becoming quite precarious in consequence of the protracted flat condition of business, and "shutting down" of mills very common. We quote random cargoes, \$20 @ \$21 do.; green flooring boards, \$22 @ \$23 do.; and dry do. do. \$24 @ \$25 do. Cargoes at the South, \$10 @ \$14 per M for rough and \$20 @ \$22 for dressed.

Hardwoods have in one or two cases increased in supply, but as a rule the additions to stock are moderate and unimportant, and dealers work from accumulations made earlier in the season. Not much demand develops at the moment, however, and general business has a somewhat slow tone, with values nominally unchanged. Fair amounts of stock continue to pass through for export. We quote at wholesale rates by carload about as follows: Walnut, \$30 @ \$115 per M; ash \$35 @ \$45 do.; oak, \$40 @ \$50 do.; maple, \$30 @ \$40 do.; chestnut, \$40 @ \$50 do.; cherry, \$40 @ \$75 do.; whitewood

1/4 and 3/8 inch, \$37@35 do., do. and do.; inch, \$38@42; hickory, \$35@65 do.

Piling in very good demand, and with light supplies the market rules quite firm at \$@8c., according to size.

From among the charters recently reported we select the following:

A Br. steamer, 801 tons, St. John, N. B., to a direct port United Kingdom, deals, 68s. 6d; a Br. ship, St. John, N. B., to Liverpool, deals, private terms; a Br. barque, St. John, N. B., to Tralee, deals, 65s; a Ger. barque, 450 tons, Dobby to a direct port United Kingdom, hewn timber, 36s, 6d, and sawn \$5 15s; a Ger. barque, same cargo and terms; a Ger. barque 329 tons, Cooper River, S. C., to Wolgast, hewn timber, 42s, 6d; an Am. barque, 529 tons, Portland to Buenos Ayres, lumber, \$13.50 net up-river ports, \$3 extra; a schr., 293 tons, hence to Demariva, lumber, \$5.25; a barque, 563 tons, Pensacola to Aspinwall, lumber, \$12 American gold; a Br. barque, 424 tons, St. John, N. B., to Cardenas, box shooks, 2s; a Br. brig, 235 tons, Bridgewater, N. S., to San Fernando, lumber, \$7.25; a schr., Pensacola to north side of Cuba, lumber, \$9; a schr., 231 tons, Bucksville to Point-a-Petre, lumber, \$11.10; a brig, 418 tons, Pensacola to New York, lumber, \$9; a schr., 150 tons, Jacksonville to New York, lumber, \$8; a schr., Savannah to New York, lumber, \$7-20 M per day, free of New York wharfage; two schrs., 325 and 341 M lumber, Brunswick to New York, free of New York wharfage; a schr., 300 M lumber, Darien to New York, \$7; a schr., 330 M lumber, Mobile to New York, \$9; a schr., 160 M lumber, Jacksonville to Perth Amboy, \$8.25.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The Argus reports for week ending December 5, as follows:

Shipments by water undoubtedly closed for the season on Saturday last. The weather since has been much colder, the thermometer, on Monday morning, marking seven degrees above zero, and unless a change in the weather occurs very soon all business will hereafter be done by rail shipments. To-day the weather has changed considerably. Nearly all the dealers have their lumber in shape for the winter, and are in readiness to supply the trade by rail during the cold weather. Prices of all kinds were held firmly and at as low figures as could possibly be made, considering the prices current at manufacturing districts. Contrary to the usual course of nature, the Hudson has closed this season with very low water, and usually there has, under these circumstances, been a break up early, because the streams were not filled prior to the closing of the river. There is a fair stock of pine of all sizes and qualities on the yards, which is held at our prices current. Spruce and hemlock are in fair stock, except in few sizes, which will soon be received by rail, providing there is sufficient water at the northern hills to manufacture. With this week we drop for the season freight rates by water.

THE WEST.

The Northwestern Lumberman as follows:

AT THE DOCKS.

CHICAGO.

The market at the Franklin street dock has been quite dull during the past week, although a good many cargoes have laid at their moorings nearly all the time. The five day's receipts embraced in our report aggregated 37,883,000 feet of lumber, as compared with 33,023,000 feet for the same week last year, and 17,696,000 shingles, as compared with 15,915,000.

The total receipts of the season have now reached 2,007,342,000 feet of lumber and 875,316,000 shingles, an excess over the same date in 1881 of 178,600,000 feet of lumber and 72,495,000 shingles, and an excess of nearly 100,000,000 feet of lumber and 16,000,000 shingles over the total receipts of the season of 1881 to December 31. These figures will be increased during the remaining month of the year, probably to the extent of another 75,000,000 feet of lumber.

Soon after our last report a heavy storm swept over the lake region, and numerous disasters to lumber-laden craft were reported, attended with a lamentable loss of life. Quite a number of vessels bound for Chicago were cast upon the beach, or lost their deck loads, materially reducing the volume of the week's receipts. On November 26 a snow storm set in, and the weather has been snowy and squally since. Still vessels are constantly arriving, and should a pleasant period of weather be realized some of them will venture still another trip. The Monday morning fleet at the docks numbered 20, including several which had remained unsold from last week. Tuesday, with additions and subtractions from the day before, found a fleet of equal size, and Wednesday found a dozen or more still at the docks. The yard docks being mainly in a crowded condition, no great avidity to purchase was displayed, and the market was weak and dull. Short length dimension, which had sold a week ago at \$11.50, was slow at \$11, and other descriptions of lumber were neglected at even greater reductions, except desirable lots of the better qualities, which held their own in price but were not actively taken.

Shingles continued firm at former quotations.

CARGO QUOTATIONS.

Table with 2 columns: Description and Price. Short dimension, green... \$11 00@11 25; Long dimension, green... 12 00@12 50; Boards and strips, No. 2 stock... 11 75@14 00; No. 1 stock... 15 00@22 00; No. 1 log run, culls out... 17 00@23 00

On Hardwoods, prices are not in the best of shape, and there is considerable talk about cutting. It is said that a concession will be made on very slight excuse, and the strife for trade grows more active as the season's business draws to a close. In this respect the trade is probably in a worse shape than at any time this year.

There are still a good many offers of stocks by country holders, many of whom are said to evince a confident feeling with respect to values, deciding to hold their lumber till the market is better if they cannot now secure the prices asked. There is a general belief that though the main markets and the entire country are well stocked with hardwoods, such lumber will become enhanced in value later on, and need not be sacrificed now.

There is no marked scarcity in kinds or grades of lumber, beyond what is usual, though a few special sizes which continue to be more or less in call are sometimes hard to secure. This is mainly true with respect to ash. While such sizes as 1 1/4, 1 1/2 and 2 inches are in good stock, 4 inch stuff is said to be quite scarce, and 3 and 2 1/4 inches are somewhat scarce, and

the same may be said of 1 1/4 inch step plank, 12 feet long.

As showing the caprices of the market it may be said that extra stocks of walnut firsts and seconds have been sold for \$5 and \$10 higher than our quotations, while good 2 inch oak plank, firsts and seconds, that has heretofore been held stiff at \$38, is now sold by some dealers at about \$33.

The demand for maple is not heavy, and the market is weak.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The situation and prospects are by no means so encouraging as could be wished. The supply of lumber is simply ample to supply the demand with abundant means to carry over any surplus that may be left after January 1st. Prices are steady and no one outside of the baleful influences of Chicago thinks of cutting on list prices for any sized order. The reports from Chicago, while conflicting to a perplexing extent, agree that there remains a determination to share the Western trade with the river cities and the Northwest. This feeling, coupled with the railroad war which has sent lumber freights down to 12 1/2c. from Chicago to the Missouri River points, has confused trade and upset things generally. Whether Chicago will reap special advantages remains to be seen, but we hazard the prediction that no matter how long or bitter the fight may be Northwestern lumber lines will maintain their advantage. There is a scarcity of money in the Southwest which prevents their stocking up except for the time being and the end of low rates will find them just where they were when it began. Some inches of snow has set the loggers at work in good earnest in the woods. On all the streams of Northern Wisconsin and Minnesota large crews are being hurried forward to the camp. All the chances seem to be in favor of an enormous out of logs. This supply will be no more than would naturally be absorbed west of the Mississippi provided that market was not to be divided up with the Michigan lumbermen by the railways. If this is to be done there will be trouble among the fraternity before the log cut of this winter is finally put into consumers' hands. Clinton and other river points are meeting the Chicago cuts, and the Northwest is simply looking on and taking no part in the melee. So long as St. Louis and all other markets up to Dubuque have from five to seven cents the advantage there will be no change in the direction of trade. Few nearby contracts are being made because there seems too wide a margin to be fixed by compromise between buyer and seller. The advance in stumpage will not let loggers concede anything on last spring's, and few are willing to risk that amount. At the yards there is a general cleaning up and just trade enough to keep the forces on duty. No road men are out from the Northwest and an immense amount of swapping to fill orders is going on.

A dispatch from East Saginaw, Oct. 4, says:

The season of navigation is closed so far as regards the movement of forest products from the Saginaw River. The lumber and shingle shipments are the largest during any single season in the history of our commerce. During November just closed there was moved by water 76,140,000 feet of lumber, and \$14,275,000 shingles. The total lumber shipments during the season of navigation aggregated 857,748,000 feet, and of shingles 170,414,000. The lumber shipments exceed those of 1881 by 25,000,000 feet, and 88,000,000 feet in excess of those of 1880. The mills have shut down and the amount of lumber manufactured will approximate 1,000,000,000 feet, against 971,000,000 feet in 1881. It is estimated that there is on the mill docks 300,000,000 feet of lumber, or about 200,000,000 feet more than at the close of operations last year. The quantity of logs in the booms and held by the mills will approximate 90,000,000 feet, against 300,000,000 feet at the close of 1881.

CUBA.

The Havana Weekly Report says:

We quote nominally \$31@37 Gold, per mille feet, for both white and pitch pine, all as to assortment and conditions of sale. Coeragee Stocks.—Box Shooks.—No demand and prices ruling nominal. Hhd. do.—Disposable stocks in first hands continue stored for the next crop and no quotation can be given. Empty Casks.—The wants as yet are totally covered, no demand is being noticed and prices rule nominal. Hoops.—No demand and prices ruling entirely nominal for the large stock which has been stored for next year.

ENGLAND.

The Liverpool correspondent of the Timber Trade's Journal says:

Birch timber continues in demand, and high prices have been paid for several parcels by private treaty, and by auction a lot of 57 logs of Dalhousie, now landing, was sold on Thursday last, by Messrs. Farnworth & Jardine, at their mahogany sale, at the following prices:

Table with 4 columns: Description, Depth, Price, and Unit. 19 in. and upwards deep 27d. per ft.; 18 and under 19 in. 2 1/2d. to 3d.; 17 " " 2 1/4d. to 2 1/2d.; 16 " " 2 1/4d.; 15 " " 2 1/4d.; 14 " " 1 3/4d. to 1 3/2d.; 13 " " 1 3/4d. to 1 7/4d.; under 13 inches 1 1/2d.

The sale of mahogany comprised only one cargo of Tobacco (Tonal shipment), which met with ready sale, and that it was eagerly sought after will be seen from the return below, where the lowest price obtained for the smallest and inferior wood was 6 1/2d. per foot, the whole cargo averaging 7 1/2d. per foot. The American walnut sold readily, as was only to be expected, seeing that every parcel now imported is eagerly looked after on arrival, owing to the general good demand for this wood throughout the country. The other woods call for no particular comment.

Table with 4 columns: Description, Feet, Prices, and Average. Tabasco mahogany, 130,576 6 1/2d. to 1s. 1d. 7 25-32d.; Cedar 1,880 6d.; Pencil 569 3s. 9d.; American walnut, 1,281 6s. 11d. to 6s. 9d.; Crn. Mem. oak blts., 1,011 5s. 3d.; 1st brack, 211 5s. 5d.; 2d, 679 3s. 8d.; Am. wncst, 260 2s. 9d.; 5,439 3s. 1d. to 3s. 11d.

METALS.—COPPER.—Scarcely any change has taken place on the market for Ingot, a light trade call prevailing and prices holding about steady. Offerings fair. We quote at 18@18 1/4c. for Lake. Manufactured Copper is somewhat dull but the line of cast

remains about as before all around. We quote as follows: Brazier's Copper, ordinary size, over 16 oz., per sq foot, 30c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 32c. per lb.; do. do., 10 and 12 oz. per sq. foot, 34c. per lb.; do. do., lighter than 10 oz. per sq. foot, 36c. per lb.; circles less than 84 inches in diameter, 33 cents per lb.; do. 84 inches in diameter and over, 36c. per lb.; segment and pattern sheets, 33c. per lb.; locomotive fire box sheets, 30c. per lb.; Sheathing Copper, over 12 oz. per square foot, 37c. per lb.; and Bolt Copper, 30c. per lb. Iron—Scotch Pig has been dull, with prices weak and unsettled. There is said to be considerable pressure to realize, ex-ship, on lots now afloat. We quote at \$22.50@27.00 per ton, according to quality, quantity, etc. American Pig has continued to meet with slow and uncertain sale, the general indications favoring the buyer. On first-class brands sellers give way rather, but ordinary stock is urged. A report is current that the Lehigh Valley furnaces are offering to negotiate for next year's deliveries on a basis of \$25.00 per ton for No. 1. We quote at \$25.00@26.10 per ton for No. 1 X foundry, \$23.00@24.00 do. do. for No. 2 X do. do. and \$21.00@22.50 do. for gray for ge. Rails generally appear to have a quiet market and no important business is made public. There is a rumor among the trade, however, that \$10 per ton has attracted a great many orders with the understanding that particulars are to be kept quiet. Old rails neglected, and more or less nominal in value. Scrap iron selling only in small irregular lots. We quote rails at \$40@42 for steel, according to delivery. Old rails \$26.50@30.00 per ton; Scrap, \$26.50@27.50. Manufactured iron is reported as nominally unchanged, with a fair jobbing business doing. We quote Common Merchant Bar, ordinary sizes at 2 9@3.1c. from store, and Refined at 3.0@4.4c.; wrought beams at 3.9@4.1c. Fish Plates quoted at 3.0@3.1c.; track bolt and nuts, 3 1/4@3 3/4c.; railway spikes, 3 1/4@3 3/4c.; tank, 3 3/4@3 3/4c.; angle, 3.5c.; best flange, 5 1/2c.; and domestic sheet on the basis of 3 1/2@3 3/4c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD.—Domestic Pig has met with very little inquiry from any quarter, and while holders refrain from direct pressure to realize the supply appears to outbalance the demand, and prices are weak all around. We quote at about 4 1/2@4 3/4c. per lb., according to brand and the size of invoices handled. The manufactures of lead are steady and quoted: Bar, 6 1/2c.; Pipe 7 1/2c.; and Sheet 8c., less the usual discount to the Trade; and Tin-lined pipe, 15c.; block Tin Pipe 35c. on same terms. Tin.—Pig has been dull and unsettled, but with a general tendency in buyers' favor, neither the condition of trade abroad or here affording much encouragement. Futures have been offered quite low without takers. We quote at 2 1/2@2 3/4 for Straits and Australian, 2 1/2@2 3/4 for English L and F, 2 1/4@2 1/2 for English Bifine, and 2 1/4@2 1/2 for Billiton. Tin plates secured more or less of a jobbing demand but supplies greatly exceeded the wants of the market and the tone was weak on pretty much all qualities. We quote I. C. Charcoal, third cross assortment, \$5.90 @6.00 for Allaway grade, and \$6.25@6.30 for Melyn grade; for each additional X add \$1.25 and \$1.50, respectively; I. C. Coke, \$4.55@5.00 for B. V. grade; \$5.25 @5.50 for Dement and A. B. grade; Charcoal, tern, \$5.12 1/2@5.38 for Allaway and Dean grade 14x20; \$10.40 @11.00 for do 20x28; Coke tern, \$5.00@5.05 for Glais grade 14x20, and \$9.75@10.00 for do 20x28—all in round lots. Spelter going out slowly with the general market weak and unsettled and to some extent nominal. Quoted at 4 1/2@5c. as to brand, &c. Sheet Zinc dull but about steady at 7 1/2@8c. in lots from store.

NAILS.—The movement of the supplies has been moderate and confined in the main to the usual run of trade orders, with some little export demand. The offering is equal to the outlet, however, with stocks tending to accumulate and while list figures remain as before, prices are in reality weak.

We quote at 10 1/2 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, \$4.00; floor, casing and box, \$4.50@5.20; finishing, \$4.75@5.50. Clinch Nails.—1 1/4 inch, \$6.25; 1 1/2 inch, \$6.00; 2 in ch, \$5.75; 2 1/2 2 3/4 inch, \$5.50; 3 inch and longer, \$5.25.

PAINTS AND OILS.—Nothing worthy of special notice has developed on the market for paints and colors. Demand amounts to little and is confined in the main to regular trade orders, against which the available supply is ample and well enough assorted, with holders willing to negotiate on a basis of former figures. Lined Oil meets with fair jobbing sale and rules about steady, with a very good general supply of stock available though more especially of the product of domestic seed. We quote at about 5 @5 1/2c. for domestic, and 37@39c. for Calcutta, from first hands.

PITCH.—Not much demand outside the ordinary channels, and the general condition of the market about the same as for some time past. The offerings equal all calls. We quote at \$2.20@2.30 per bbl. for city, delivered.

SPIRITS TURPENTINE.—Some little irregularity continues on this market, but without any special tendency toward buoyancy. Buyers are seldom to be found willing to invest beyond immediate wants, and while there is no special or direct effort to realize the supply more than balances the demand. As this report is closed, the quotations stand about 50@52c. per gallon, according to quantity handled.

TAR.—The supply fully balances the outlet offered for stock, and sellers gain no further advantage. As a rule, however, the market is held steadily on a basis of full former rates. We quote \$3.75@3.25 per barrel, for Newberne and Washington, and \$3.00@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.

Table with 2 columns: Description and Price. BRICK. Cargo afloat. Pale, 8 75 @ 5 00; Jersey, 8 00 @ 5 00; Up-River, 8 75 @ 9 00; Riverway Pav. 2d., 9 00 @ 9 12 1/2

Haverstraw Rav, 1sts.....	9 25	@ 9 50
F. vorite brands.....	9 75	@ 9 75
Rowle Fire Clay Brick.....	9 00	@ 9 25

FRONTS.

Croton and Croton Points—Brown	31 00	@ 13 00
Croton " " " " " " " "	13 00	@ 15 00
Croton " " " " " " " "	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, added, \$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.

FIRE BRICK.

Welsh.....	32 53	@ 35 00
English.....	26 09	@ 40 00
English, choice brands.....	45 03	@ 46 00
Scott's.....	45 00	@ 46 00
N. weastle.....	33 00	@ 32 00
Silica, Lee-Moor.....	30 00	@ 40 00
Silica, Dinas.....	50 00	@ 55 00
White Enamelled, English size, per M.....	100 00	@
do do domestic size.....	90 00	@
Farm Buff facing, domestic size.....	45 00	@ 50 00
American, No. 1.....	43 00	@ 37 50
American, No. 2.....	35 00	@ 30 00

CEMENT.

Rosendale.....	31 bbl.	\$1 25	@ 1 30
Portland, Saylor's American.....	2 30	@ 2 75	
Portland (English), ordinary.....	2 61	@ 2 85	
Portland Lafarge.....	3 67	@ 3 75	
Portland K. B. & S.....	3 10	@ 3 15	
Portland Burham.....	2 80	@ 3 00	
Portland German.....	2 61	@ 2 80	
L. me of Teil.....	2 30	@ 2 70	
L. me of Teil.....	15 00	@ 18 00	
Keene's coarse.....	3 00	@ 3 25	
Keene's fine.....	9 50	@ 11 00	
Keene's coarse.....	12 00	@ 13 00	

FOREIGN WOODS—Duty free.

CEDAR.			
Cuba and Mexican, small.....	6 @	7 1/2	
Cuba and Mexican, medium.....	8 @	9 1/2	
Cuba and Mexican, large.....	10 @	11	
Florida.....	40 @	75	

MAHOGANY.

Cuba, small.....	6 @	7	
Cuba, medium.....	8 @	9	
Cuba, large.....	9 1/2 @	11	
Cuba, shaded or figured.....	15 and above		
St. Domingo, crotches, ordinary to good.....	15	@ 20	
St. Domingo, crotches, fine.....	20	@ 30	
St. Domingo, logs, small.....	5	@ 6	
St. Domingo, logs, large.....	8 1/2 @	14	
Mexican, large.....	12 @	15	
Mexican medium.....	9 @	11	
Mexican small.....	6 @	8	
Honduras.....	6 @	12 1/2	
Rosewood, ordinary to good.....	2 1/2 @	4 1/2	
Rosewood, good to fine.....	5 @	8	
Honduras, per ton.....	10 00	@ 20 00	
Satlawood.....	15 @	75	
Tulipwood.....	6 @	7	
Lignumvite, 8 1/2 inch.....	30 @	50 00	
Lignumvite other sizes.....	10 00	@ 25 00	

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.			
8 0 x 6 0.....	1 1/4 in.	\$1 04	
8 6 x 6 6.....	1 1/4	1 38	
8 6 x 6 8.....	1 1/4	1 44	
8 6 x 6 8.....	1 1/4	1 53	
DOORS, MOULDED.			
Size.....	1 1/4 in.	1 1/2 in.	1 3/4 in.
2 0 x 6 0.....	\$1 70		
2 0 x 6 6.....	1 79	2 24	
2 6 x 6 8.....	2 07	2 62	
2 6 x 6 10.....	2 11	2 68	
2 6 x 7 0.....	2 27	2 71	
2 6 x 8 8.....	2 16	2 75	3 84
2 8 x 7 0.....	2 35	2 93	3 99
2 10 x 6 10.....	2 23	2 92	4 90
2 10 x 7 0.....	2 51	3 09	4 20

GLAZED WINDOWS.

Dimensions of windows.					
12 Lights.	8 Lights.	4 Lights.			
2 1 x 3 6.....	\$1.04	1.10			
2 7 x 4 3.....	1.13	1.21		1.47	
2 7 x 4 5.....	1.35	1.44		1.67	1.77
2 7 x 4 10.....	1.52	1.58		1.75	1.86
2 7 x 5 2.....	1.69	1.96		2.03	2.16
2 7 x 5 6.....	1.99	2.14		2.22	2.35
2 7 x 5 10.....	2.07	2.22		2.32	2.49
2 10 x 4 6.....	1.52	1.63	1.73		
2 10 x 5 2.....	1.72	1.82	1.97		2.18
2 10 x 5 6.....	1.83	1.93	2.12		2.33
2 10 x 5 10.....	2.14	2.28	2.45		2.70

cc. means counted checked—plowed and bored for weights.

Hot Bed Sash Glazed.....	3.0 x 6.0	2 40
Hot Bed sash Unglazed.....	3.0 x 6.0	1 00

OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide.....	\$— @ \$ 25
Per lineal foot, up to 3.1 wide.....	— @ 23
Per lineal foot, up to 3.4 wide.....	— @ 20
INSIDE BLINDS.	
Per lineal foot, 4 folds, Pine.....	— @ 66
Per lineal foot, 4 folds, Ash or Chestnut.....	— @ 93
Per lin. ft., 4 folds, Cherry or Butternut.....	— @ 1 20
Per lineal foot, 4 folds, Black Walnut.....	— @ 1 30

GLASS.

Duty.—window—Polished. Cylinder and Crown not over 10 x 15 in., 2 1/2 cc. sq. ft.; larger, and not over 16 x 24 in., 4 cc. sq. ft.; larger, and not over 24 x 10 in., 6 cc. sq. ft.; above that, and not exceeding 24 x 60 in., 20 cc. sq. ft.; all above that, 40 cc. sq. ft. On Unpolished Cylinder, Crown, and Common Window not exceeding 10 x 15 in. sq., 1 1/2 cc.; over that, and not over 16 x 24 in., 2 cc.; over that, and not over 24 x 30 in., 3 cc. sq. ft.

WINDOW GLASS, Prices Current per 50 feet.

SINGLE				
Sizes.....	1st.	2d.	3d.	4th
6 x 8—10 x 15.....	\$8 25	\$7 51	\$7 00	\$6 50
11 x 14—15 x 24.....	9 25	8 51	8 00	7 50
13 x 14—20 x 28.....	10 75	9 75	8 75	7 75
15 x 24—24 x 30.....	12 25	11 75	10 75	9 75
16 x 28—24 x 36.....	13 60	11 50	10 75	9 00
20 x 28—26 x 44.....	14 10	13 25	10 75	9 51
26 x 46—30 x 50.....	15 00	14 00	11 25	10 50
30 x 52—30 x 54.....	16 00	14 50	12 00	—

30 x 56—34 x 56.....	17 25	15 50	13 50	—
34 x 58—34 x 60.....	18 25	17 25	15 00	—
31 x 60—40 x 60.....	20 75	17 75	17 45	—
DOUBLE.				
6 x 8—10 x 15.....	12 75	11 75	10 75	10 00
1 x 14—15 x 24.....	14 50	13 25	12 50	11 25
16 x 24—20 x 28.....	17 5	15 75	14 00	—
11 x 34—24 x 30.....	19 75	17 25	14 50	—
26 x 28—24 x 36.....	21 00	18 50	15 75	—
26 x 36—26 x 44.....	23 5	21 25	17 25	—
23 x 46—30 x 50.....	24 50	22 50	18 00	—
31 x 53—30 x 54.....	25 75	23 25	19 25	—
30 x 56—34 x 54.....	27 75	25 00	21 75	—
34 x 58—34 x 60.....	29 25	27 75	24 00	—
36 x 60—40 x 90.....	33 25	30 00	27 75	—

Sizes above—\$10 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket. Discounts, French 6 and 20 per cent. American 60 and 15 per cent. for single, and 60 and 20 per cent. for double.

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.			
1/4 Fluted plate.....	18 @ 20	1 1/2 Rough plate.....	27 @ 30
3/16 Fluted plate.....	20 @ 22	1/2 Rough plate.....	33 @ 38
1/2 Fluted plate.....	23 @ 25	3/4 Rough plate.....	60 @ 70
1/2 Rough plate.....	23 @ 25	1 Rough plate.....	70 @ 80

HAIR—Duty free.

Cattle.....	3 bushel of 7 D.	18 @ 21
Goat.....	33 @ 35

IRON.

Duty.—Bar, 1 to 1 1/2 cc. # D; Railroad, 70c. # 1000		
Boiler and Plate, 1 1/2 cc. # D; Sheet, Band Hoop and		
Scroll 1 1/2 to 1 3/4 cc. # D; Pig, # 7 # ton; Polished Sheet		
2 1/2 # D; Galvanized, 2 1/2 cc. # D; Scrap Cast, # 6 # ton		
Scrap Wrought, # 8 # ton—all less 10 per cent. No Bar		
iron to pay a less duty than 35 per cent. ad val.		
Pig. Scotch, Coltness.....	35 ton	\$6 50 @ 27 70
Pig. Scotch, Glengarnock.....	23 1/2 @	24 50
Pig. Scotch, Eglinton.....	23 5/8 @	23 50
Pig. American, No. 1.....	25 00 @	26 50
Pig. American, No. 2.....	25 00 @	24 25
Pig. American, Forge.....	21 00 @	22 50

BAR—Common.	
1 1/2 x 6 1/2 flat.....	2.7
1 1/2 x 6 1/2 and 5-16 flat.....	2.9 @ 3.0
1 1/2 x 3 1/2 and 5-16 flat.....	2.8
1/2 round and square.....	2.8
1/2 and 9-16 round and square.....	2.9

BAR—Refined.	
1 1/2 x 6 1/2 flat.....	2.9
1 to 6 1/2 x 1/2 and 5-16 flat.....	3.1
3/4 to 2 round and square.....	2.9
2 1/2 to 3 1/2 round and square.....	3.1
3 to 3 1/2 round and square.....	3.1
3 1/2 to 4 round.....	3.5
4 1/2 to 4 1/2 round.....	3.7
4 1/2 to 5 round.....	4.2 @ 4.3
Rods—1/2 to 3-16 round and square.....	2.8 @ 3.0
Ovals—Half ovals and half rounds.....	3.4 @ 4.9
Bands—1 to 6 1/2 No. 12.....	3.3 @ 3.4
Hoop 1/2 to 1 1/2 and up.....	3.9 @ 5.9
Horse Shoe—3/4 x 3/4 to 1 1/2 x 3/4.....	3.6
Scroll.....	3.6 @ 5.8
Angle iron.....	3.5
T" iron.....	4.0
Wrought Beams.....	3.9 @ 4.0

Common American.		
Nos. 10 to 16.....	4 @	5 @
Nos. 17 to 20.....	4 @	5 @
Nos. 21 to 24.....	4 1/2 @	5 @
Nos. 25 to 28.....	4 1/2 @	5 1/2 @
Nos. 27 to 38.....	4 1/2 @ 5	5 1/2 @ 5 1/2
Galvanized, 14 to 20..... 8 @ 10 @ 7 00 @		
21 to 24..... 8 75 @ 7 50 @		
25 to 26..... 9 50 @ 8 00 @		
27..... 10 25 @ 8 50 @		
28..... 11 00 @ 9 00 @		
Patent planished..... # D A, 10 cc; B, 9 1/2		
Rails American steel..... 40 00 @ 43 00		
Rails, American iron..... nominal		

LABOR.

Ordinary, per day.....	\$2 60 @ 2 50
Masons, ".....	3 50 @ 4 00
Plasterers, ".....	4 00 @
Carpenters, ".....	4 00 @
Plumbers, ".....	4 00 @ 4 50
Painters, ".....	3 00 @ 3 50
Stone-setters ".....	3 00 @ 3 50
LATH—Cargo rate..... # M 2 40 @ 2 45	
LIME.	
Rockland, common.....	— @ 1 10
Rockland, finishing.....	— @ 1 20
State, common, cargo rate..... # bbl.	95 @ 1 00
State, finishing.....	1 10 @ 1 15
Ground.....	90 @ 1 00

Add 25c. to above figures for yard rates.

LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special contracts, and on the other for extra selections.			
Pine, very choice and ex. dry, # M ft.	\$5 00 @ \$5 00		
Pine, good.....	55 00 @ 60 00		
Pine, shipping box.....	21 00 @ 22 50		
Pine, common box.....	13 00 @ 20 00		
Pine, common box, 5/8.....	16 00 @ 18 00		
Pine tally plank, 1 1/4, 10 in, dressed ea.	44 @ 50		
Pine tally plank, 1 1/4, 2d quality.....	45 @ 50		
Pine, tally planks, 1 1/4, culis.....	25 @ 30		
Pine, tally boards, dressed, good.....	3 @ 32		
Pine, tally boards, dressed, common.....	25 @ 28		
Pine, strip boards, culis, dressed.....	24 @ 25		
Pine, strip boards, merchantable.....	18 @ 20		
Pine, strip boards, clear.....	15 @ 16		
Pine, strip plank, dressed clear.....	33 @ 35		
Spruce boards, dressed.....	25 @ 28		
Spruce plank, 1 1/4 in, each.....	25 @ 26		
Spruce plank, 2 in, each.....	38 @ 40		
Spruce plank, 1 1/2 in, dressed.....	26 @ 30		
Spruce plank, 2 in, dressed.....	43 @ 45		
Spruce wall strips.....	15 @ 16		
Sorte timber..... # M ft.	30 00 @ 32 00		
Hemlock boards..... each	17 @ 18		
Hemlock joist, 2 1/2 x 4.....	18 @ 17		
Hemlock joist, 3 x 4.....	18 @ 20		
Hemlock joist, 4 x 6.....	42 @ 44		
ash, good..... # M ft.	55 00 @		
Oak.....	60 00 @ 65 00		
Maple, cul.....	25 00 @ 30 00		
Maple, good.....	45 00 @ 50 00		
Chestnut.....	48 00 @ 52 00		

Cypress, 1, 1 1/2, 2 and 2 1/2 in.....	35 00 @ 40 00
Black Walnut, good to choice.....	125 00 @ 150 00
Black Walnut, ordinary to fair.....	55 00 @ 110 00
Black Walnut, 3/4.....	65 00 @ 100 00
Black Walnut, selected and seasoned.....	150 00 @ 175 00
Black Walnut counters..... # ft.	22 @ 23
Black Walnut, 5 x 5.....	150 00 @ 160 00
Black Walnut, 6 x 6.....	160 00 @ 170 00
Black Walnut, 6 x 7.....	175 00 @ 180 00
Black Walnut, 6 x 8.....	175 00 @ 180 00
Cherry, wide..... # M ft.	100 00 @ 120 00
Cherry, ordinary.....	60 00 @ 80 00
Whitewood, 1 in.....	45 00 @ 50 00
Whitewood, 3/4 in.....	35 00 @ 40 00
Whitewood, 5/8 panels.....	42 00 @ 45 00
Shingles, extra shaved pine, 18 in. # M	8 00 @ 9 50
Shingles, extra shaved pine, 19 in.....	4 50 @ 5 50
Shingles, clear sawed pine, 16 in.....	4 @ 4 50
Shingles, cypress, 24 x 6.....	18 00 @ 20 00
Shingles, cypress, 20 x 6.....	11 00 @ 12 00
Yellow pine dressed flooring..... # M ft.	30 00 @ 40 00
Yellow pine girders.....	32 50 @ 40 00

PAINTS AND OILS.

Chalk block.....	# ton	\$2 05 @ \$2 75
Chalk in bbls.....	# 100 b	35 @
China clay.....	# ton	15 00 @ 18 00
Whiting, gilders, &c.....		70 @ 75
Whiting, common.....	# lb	45 @ 47 1/2
Paris white, Eng.....	# D	1 25 @ 2 00
Paris white, American.....		80 @ 1 00
Lead, white, American, dry.....		61 @ 68 1/2
Lead, white, American, in oil pure.....		63 @ 7
Lead, English, B.B. in oil.....		9 @ 9 1/2
Lead, red, American.....		14 @ 16 1/2
Litharge.....		6 @ 6 1/2
Ochre, French, dry.....		13 @ 1 1/2
Venetian red, American.....		1 @ 1 1/2
Venetian red, English.....		1 35 @ 1 70
Tuscan red.....		16 @ 18
Turkey red, English.....		12 @ 15
Indian red.....		11 @ 14 1/2
Vermilion, Am. Lead.....		11 1/2 @ 12
Vermilion, English.....		45 @ 50
Carmine, American, No. 10.....	4 00 @	
Chrome, yellow		