

THE RECORD AND GUIDE.

191 Broadway, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

SEPTEMBER 22, 1888.

The list of unrented first-class suites of rooms in apartment houses, which we print to-day, will be found of special interest to all heads of families who are looking for homes. They can see at a glance all the best rooms in the market together with the price and location. Owners and agents are invited to keep us posted so that we can correct the list from week to week. No charge.

The contents of THE RECORD AND GUIDE of this week are of unusual interest to business men—to bankers and brokers of all kinds as well as to owners and dealers in realty. The exclusive report of the great meeting of financiers in London to discuss the double standard problem should be read by everyone who wishes to know why prices of all commodities have declined and are declining. The New York press has conspired to misstate this vital matter. Every dealer in stock securities will be interested in the interview with Henry Hart, who retails points given him by Jay Gould. The latest and most authentic news about the Real Estate Exchange is also given, together with the freshest information respecting house decoration. The article on the new Theological Seminary on Fourth avenue is by one of the most competent critics of architecture in this country. "Sir Oracle's" very free criticism of the press of New York will also be found spicy reading.

The Proposed Real Estate Exchange.

The Committee who have in charge the organization of a Real Estate Exchange and the selection of a site therefor, have held frequent meetings during the past week, and doubtless will soon be able to make a report which ought to prove satisfactory to the entire real estate interest of the Metropolis. From the consultations of the committee thus far it is safe to say that the programme they will propose will be about as follows:

1. The constitution of the Real Estate Exchange will be a liberal one. Membership will not be confined to the leading dealers, but all brokers and traders, large and small, will be able to enjoy the privileges of the organization.
2. To give the new exchange influence and character it is proposed to invite the leading property holders of the city to become members. This is with the view of focalizing the influence of the great taxpayers, so as to secure such legislation as will reform our land and tax laws and ensure good and responsible local government.
3. There may be two classes of members—those who will pay one or two thousand dollars each and who will own the building and site, and others who will pay annual dues, of say, thirty or fifty dollars, and who will constitute the active membership of the exchange. It is supposed that there may be five hundred of the first class, mainly large property holders, and in time two or three thousand of the second class. Thus no one will be excluded from enjoying all the benefits of the organization.

What troubles the committee just now is the question of site. The old Produce Exchange can be secured, but it is objected that it is too far down town. But on the other hand it is urged that a suitable building or a better chosen site cannot be erected in less than a year, and the feeling is general that the exchange ought to get to work before the close of this year. As a compromise it has been suggested that the old Produce Exchange should be rented for a term of years with the privilege of purchasing it if found convenient. There is a very general determination to abandon the extremely unpopular Trinity building as soon as possible.

The committee who have this matter in charge, Messrs. Ludlow, Harnett, Cammann, Bellamy, Scott, Cruikshank, Friedman and Honig, all believe that the new exchange will in time become the most important institution of the kind in the city—that is if they can find a proper site and are successful in organizing in such a way as to unite the property-holding and trading interests in real estate.

The Great Money Problem.

The following dispatch in the daily papers tells its own story.

AMSTERDAM, Sept. 14, 1888.

The Congress of Commerce and Industry begins its annual session here to-day. A resolution was adopted declaring that the principal cause of the depreciation of silver results from the decrease of its coinage in Europe. The resolution also expresses a wish for the adoption of a common double standard throughout Europe and America.

In this connection we call attention to the very full report, which will be found elsewhere, of a meeting held in London, to bring about an international agreement, allowing a free coinage of silver by the several nations, at some ratio to be determined upon, with gold. It will be noted that the chairman of the meeting was Mr. Gibbs, late President of the Bank of England, and that his associates are leading financiers and influential members of Parliament. Bankers and all business men should carefully read the remarks made by the several speakers. These matters are not only suppressed, but misstated by the New York daily press. We understand that an association similar to this English one is about to be organized in this city.

The significance of the meeting we report lies in the fact that England has been living under the gold unit of value since the close of the Napoleonic wars. This did not matter so long as the Latin Union and the United States were bi-metallic, and Germany, Russia, Austria and all Asia were practically silver countries. But when Germany and the United States in 1873 demonetized silver, then the evils of gold mono-metalism in England showed themselves. All engaged in Asiatic trade suffered great losses by the fall in the price of the white metal, due to the change and the enforced stoppage of silver coinage in the Latin Union. In view of the heavy losses of merchants and manufacturers engaged in the Eastern trade, the Liverpool Chamber of Commerce petitioned Parliament to favor bi-metalism, and the shrinkage of prices all over the civilized world for the last ten years has convinced the most farsighted financiers that gold mono-metalism is a serious mistake, especially in view of the reduced product of the gold mines in late years. Holland and Italy being added to the gold unit nations, has made matters worse. Our readers would do well to carefully peruse the report we give elsewhere and pass it round, so that this subject may be properly and widely understood.

Improving Prospects.

Business certainly has a hopeful look. From all quarters of the country come reports of larger purchases than for the corresponding period last year. The leading wholesale dry-good houses of New York say that their orders were nearly as large for the first twenty-one days of September than during the entire month for 1882. This fall opened with a smaller stock of goods in jobbers hands than in any year since 1879, while the country's purchasing power has in the meantime enormously increased. Everything points to larger dealings and to a wholesome and prosperous trade. Money is easy, and the time has come when capitalists who have been keeping it on call will be tempted to purchase, not only stocks, but grain and other products. Capital will not long remain inactive if there are profitable fields of investment, and the very low prices which have now obtained for the year gives an assurance to enterprising men that there is small danger in making investments for the immediate future. The grain crop of Europe is deficient, and our wheat is very low in price, taking into consideration the heavy demand there will be for it later in the season. Europe just now is disinclined to buy our cereals because of the large stock on hand and the dry weather during harvest, which has led to the ready marketing of the grain grown this year. But the deficiency nevertheless exists, and will make itself felt in time. The experience of thirty years proves that wheat selling at less than one dollar a bushel in Chicago is always a purchase for those who can afford to wait. Stocks are certainly cheap, not only relatively, but absolutely; we mean, of course, the securities of the lines which terminate at New York and Boston, and which have connections with the far West and South. Railroad building has been overdone at the West, but every new road constructed acts as a new feeder to the trunk lines between the Ohio River and the lakes and which have their termini on the Atlantic coast. Unlike other falls, it is now tolerably certain there will be no severe pinch for money this year. The South and West have so much money of their own that less than usual will be asked of New York. Then the outstanding call for Government bonds will keep down the price of call loans. Bankers expect gold shipments, and these will come should foreign investors buy our securities. But we have not been sanguine on that point, in view of money on call being dearer in the London market than in New York. Our exports, it is true, are lighter than they were last year, but we shall not have so much cotton to ship, and the demand for our wheat and corn is not as large as it was this time last year. Still, exchange will rule low, and the possibility that we may import gold will prevent any artificial dearth of money on our market.

Nevertheless this journal holds to the opinion that year by

year there is a steady shrinkage in all values, due to the partial demonetization of silver and the adoption of the gold unit by the commercial nations at a time when the supply of the yellow metal from the mines is being cut off. The yard stick which measures prices is steadily shortening, and that is not a pleasant prospect for people who borrow money to engage in new enterprises. Still this shrinkage is necessarily slow, and in times of active business is not apparent.

Last fall, when to everyone's surprise, in the face of abundant crops, prices fell off and stock values diminished, we propounded the theory that this was the natural result of cheap and plentiful food. Production would of course be cheaper if food and raw materials were reduced in values, but we also held that cheap production would inevitably be followed by largely increased consumption, which would finally stimulate demand, and thus eventually largely increase the volume of all business. We have experienced whatever evil effects came from cheapened production. It is now in order to expect the benefit which will result from the increased demand due to the greater consumption.

The Union Theological Seminary.

The most brilliantly successful piece of architecture now under construction in New York, on any extensive scale, regarding Mr. Haight's buildings for Columbia College as a completed work, is the Union Theological Seminary on Fourth avenue, between Sixty-ninth and Seventieth streets. The architects are Mr. William A. Potter and Mr. James Brown Lord.

The buildings occupy the whole frontage of the block by 125 feet in depth, and this latter fact is the main misfortune of the architect and the main drawback to the complete success of the work as an architectural group. The buildings form a quadrangle, the first row of buildings comprising the lecture rooms and chapel, the rear buildings the dormitories and studies. Two more lots would have accommodated the scheme nicely, whereas it is now visibly cramped for lack of an interval between the two ranges of buildings. The addition would also have enabled the architect to diminish the height of the buildings, which are subordinate in purpose and in treatment to buildings lower than themselves, with no other architectural compensation than the picturesque glimpses of their terminal gables above the roofs and between the masses of the more important buildings in front. It seems, too, that a greater interval would have been practically desirable in giving better light and air to the rear of each range.

But, indeed, instead of quarreling with Mr. Potter's clients for not being more liberal, lovers of architecture ought rather, as things go in New York, to be extremely obliged to them for their liberality in permitting their architect space in which to develop an expressive and dignified treatment of the principal requirements, instead of forcing him to pile two or three tiers of dormitories over the chapel. What comes of being really greedy in a building of monumental pretensions we may see in the Produce Exchange, where the requirements of half a dozen stories, more or less of rentable offices, over the monumental part of the building would have made it a failure as a monument, even if the architect had taken more intelligent pains than he has put himself to to redeem it.

The academic buildings of the seminary occupy, as have been said, the front of the block on Fourth avenue, an unusual length, which is made the most of by keeping the wall of the basement story in one plane, without projections from end to end. But if anybody is disposed to detract from the architect's skill by reason of his good fortune in this respect, he has only to look across the avenue at another block front of ghastly brick houses covered with round pediments in tin, to see that the frontage merely gives the designer facilities for making an exhibition of himself on an extensive scale, but that it rests entirely with the architect whether the exhibition shall be creditable or the reverse. Another advantage, which may also work both ways, is the unusual width of the avenue, which permits the whole front to be seen from a distance at which the parts take their proper relations.

The buildings owe not a little of their effect to their material. Collaberg brick of an excellent color and not smoothed out of all texture being employed in the field of the walls everywhere, with the joints bevelled back so as to enhance the sense of texture. For the same purpose reeded bricks are used in the upper stages of the tower in courses alternating with plain, where the difference, without amounting to a contrast of color, emphasizes the sense of texture and of structure. The complimentary material is brown stone.

The Fourth avenue front is divided into three principal parts, the central third being given to the chapel and the ends, about a sixth each of the whole to the buildings which contain the lecture rooms. These are each two full stories in height, and the southern one has in addition a high gable of very steep pitch facing the street, while the northern is covered with a hipped roof of lower pitch. (The axis of the chapel and the ridge of its roofs are parallel with the front.) The connection between the principal masses, the centre

and wings, is made by two-story buildings covered with low roofs so that, although the front is in one plane in the basement, and the projections above are slight, the detachment and individualization of the principal masses is complete. One of the prettiest points of composition is the balance of the two wings, the lower and less important being supplemented by the tower which adjoins the north end of the chapel. Starting a tower out of the plane of the wall in the centre of a building is a risky undertaking architecturally, but it has been done here very cleverly, and with complete success. The wall under the tower is in the first place kept very solid, being only pierced with one small lancet, and the detachment begins at the top of this basement, the tower becoming a polygon of three narrow faces visible between the flanking walls, and the angles accruing over the plane wall being filled with squinches. The angles of the tower itself are "cleaned" with a roll moulding at each, worked out of stone quoins in the brick-work, which are continued down the face of the foundation wall. In this first stage of the tower are long traceried windows, with heavily moulded mullions. The tower continues solid, except for one small opening in the central face, until the three-sided front has worked itself well clear of the roof of the chapel, when the alternation of plain and reeded brick, already noticed, begins and continues to the belfry stage. This is not yet in place, but the termination of the tower must be very unfortunate to succeed in spoiling so picturesque and thoroughly well studied a feature as the shaft and base.

The chapel is of five bays, each of a pointed window, with tracery of similar design—a large septfoil in the head and three cusped lancets in the space underneath. Between each pair the division of the bays is further marked by a shallow brick pier, with its projection reappearing in the frieze under the eaves. This is a disputable detail, as interrupting without decorating a horizontal belt, and so indeed is the frieze itself, which reappears in the north wing, and here with a brick parapet above it. That it is "not Gothic" does not hurt the feelings of the present writer, but the entablature of which it is a survival, as used by classic architects, was supported only at intervals and needed a reinforcement which is superfluous to a cornice supported equally along its whole length.

The entrance story of the chapel shows a traceried window under each end bay, and a group of these openings, of which the middle one is the entrance, under the three central bays. These three arches are grouped and richly canopied, the tympana to be filled with carving not yet in place. The capitals of the jambs are, however, in place, and are admirable as carving. In design the carving is of nearly equal density all over as in Byzantine work, instead of being employed to accentuate the bell and to heighten the expressive organs of the member, as in Gothic floral ornament. This seems to us a defect, and one capital here, in which the ornament is used more expressively, seems clearly superior to the others. The concentration of ornament on the chapel, and especially at the entrance, is a clear advantage, the curtain walls and the wings becoming foils to it. They are treated with great simplicity and solidity, with square-headed mullioned windows, defined by light label mouldings, nowhere disturbing the repose given by the mass of wall, and nowhere competing in elegance with the central mass. The gable of the southern wing, which is removed from competition, shows a richer treatment than the wall below it, a group of three lancets, the central one much taller than the other, with an ogee canopy terminating in a curved finial against the wall.

The dormitories are in five stories, a long range of buildings south, the ridge abutting upon the transverse roofs of the higher wings, of which the gables are effectively decorated after the manner of that already described. The main buildings are in English Gothic, not too literally followed, as have been intimated. These have something the air of the French chateau, which they derive, perhaps, from the dormer which crown them. However that may, they are very respectable, solid and dignified buildings, and the connection between them and the academic buildings, too intimate though it be, is cleverly managed.

Of these main buildings it is not easy to speak too highly. They are excellent examples of thoroughly scholarly and skilful design, having at once animation and repose, and forming a picturesque and harmonious group. Harmony is a high achievement where so many elements are involved. "It is so hard to make a thing look easy." The ease of this composition cannot have been easily attained. It must have come, as ease in so complicated and various an architectural scheme must always come, from simply and studiously following out in the architecture the indications of a thoroughly studied plan, and letting the building, so to speak, tell its own story. The Union Theological Seminary tells its story with clearness and with eloquence.

The *Herald* at length realizes that the navy of the United States is very inadequate to our national needs. This is a point we have been trying to make for years. Our ships of war are a lot of anti

quoted old rattle traps that can neither fight nor run away. We are in no position to resent an insult to our flag made by the most insignificant naval power in the world. The Chinamen, with the newly built Clyde gunboats, could take possession of our whole Pacific coast, and would have no difficulty in commanding the harbor of San Francisco. The entire navy of the Union would be no impediment to them. We now find that in the China seas, and on the coast of South America, the American merchant is at a deplorable disadvantage compared with the citizens of any other civilized country. Little Chile has a fleet which could conquer our whole coast line, Atlantic as well as Pacific, and it would be at least three years before we could construct vessels that would have any chance of beating them out of our harbors. The merchants of this city are shamefully derelict to their duty in not keeping up a constant clamor for naval vessels to guard our commerce in foreign waters and for great guns and batteries to protect our enormously wealthy, but entirely unprotected cities on the sea coast. Our press is also to blame in this matter. The *Herald's* present position is an accident, for it has been stumbling about for a sensation for months past.

Our Prophetic Department.

JOURNALIST—I see the New York *Times* has been reduced to two cents per copy. You made some remarks last spring about the future of journalism in the metropolis. Here is a new text. Why this reduction? Have the conditions of journalism in this city changed within the past year?

SIR ORACLE—They have, very materially. The New York newspapers have been monopolies. The men who founded the leading ones are dead, and their successors are not quite up to their mark. The *Tribune* is certainly not the power it was when Horace Greeley edited it; Henry J. Raymond's tact and versatility is missed in the conduct of the *Times*; while the *Herald*, of the younger Bennett, is not the paper it was when its destinies were directed by the elder Bennett, with the aid of Frederick Hudson, to whom the first success of that journal is mainly due.

JOURNALIST—You do not think, then, that the New York newspapers have improved since the decease of Raymond, Bennett and Greeley?

SIR O.—In some technical respects the journals of to-day are better than they were twenty years ago, but only so far as the presentation of news is concerned. But this is not because of any merit in their management; it was inevitable, from the extension of the telegraphic service into wider fields. But the papers controlled by Raymond, Greeley and Bennett were personal and political forces, in a far greater degree than they are under their present managements. The elder Bennett had a great advantage in having a sense of humor and a knowledge of men and politics, which his son does not possess. Mr. George Jones is an excellent business man and holds liberal and independent views, but he cannot wear the shoes of Henry J. Raymond as an editor and the conductor of an organ of public opinion. Whitelaw Reid is a thoroughly equipped journalist and a man of exceptional ability, but I fancy he has been handicapped in some way not known to the public in the conduct of his journal. What he needs is a competent assistant, such as the elder Bennett had in Frederick Hudson. But the fact remains that the best newspapers in the country are not published in New York, nor have they been for years. There is one paper in Boston, two in Chicago, two in Cincinnati, and one, if not two, in St. Louis, which are conducted with more newspaper sense than any of the New York journals save one.

JOURNALIST—How about the New York *Sun*?

SIR O.—Charles A. Dana is one of the strong editors who have come down from the past. The *Sun* is the ablest paper published in this city. Its articles are well written, its paragraphs have point, and its news is admirably edited. The *Herald*, however, excels all its contemporaries in general news. In the great events, occurring throughout the world, it is always ahead; but its editorials are weak, and it has no political sagacity; then it is lacking in any sense of humor, without which an American paper can never be widely popular.

JOURNALIST—How about the evening press?

SIR O.—The *Evening Post* is ahead of them all; its financial and commercial features are excellent, the best of any in the city. Its correspondence and miscellaneous matter is also good; but its news is not well edited, and its editorials are singularly commonplace. The *Post*, under William Cullen Bryant, was by no means a model newspaper. The old poet was penurious, and, apart from the financial columns, it had no striking news features; but editorially it was strong. Mr. Bryant himself, John Bigelow and Parke Godwin were men with convictions, and their published opinions carried weight with the community. Carl Schurz, Horace White and the late editor of the *Nation* are all strong men, but somehow their utterances in the editorial columns of the *Post* give an impression of feebleness. For an evening paper, the *Post* makes the inexcusable mistake of reproducing the morning news. Every line

should be fresh in an afternoon paper. The *Teleg. am.*, for instance, has a large circulation because of its admirable presentation of news. Editorially it is sorry trash; indeed, the success of papers like the *Morning Journal* and the *World*, under its new management, is discreditable to the New York reading public. These papers have a certain flippant smartness, it is true, but they lack tone, dignity and character, and give no evidence of force in any direction. Bear in mind, pray, that I do not ask that a paper shall be heavy or too dignified. Man is a laughing animal, and a wise editor will cater for the risibilities of his readers. But a meal becomes unpalatable when every dish is drenched with *sauce piquante*. This is my criticism of the *Journal*, the *World* and other new candidates for public favor.

JOURNALIST—But has not the success of the cheaper papers had something to do with the reduction of the *Times* to two cents?

SIR O.—Undoubtedly; the popularity of the *Sun*, the starting of the *Morning Journal*, the increased circulation of the *World* at two cents, must have made heavy inroads upon the circulation of the higher priced dailies. This should not have affected the *Times* if it had been more enterprising and was edited with a greater tact. The *Times* should have been the organ of the conservative classes, but it has been crotchety and whimsical, and sometimes radical. Mr. Jones' personal dislikes of men like Roscoe Conkling and Jay Gould has started the paper on the wrong track many times. It had no business, for instance, to take the side of the Western Union strikers. Then it ought to have been a good commercial paper, but it has the weakest financial department of any journal in town. Moreover, its news has never been edited properly. Instead of being condensed or amplified as its importance warranted, anything that came by telegraph was dumped into its columns, without reference to its value. How different, for instance, are matters managed in the *Sun* office.

JOURNALIST—You seem to be a great admirer of the *Sun*?

SIR O.—It is a very well edited journal, but it is open to criticism. It prints display advertisements, which are a positive deformity, especially on Sundays. In this respect, all the papers, save alone the *Herald*, are grievously at fault. The public taste is far ahead of the printed press in this matter. Look at handbills, circulars and show cards of all kinds, how dainty and artistic they have become of late years. Business men take all tempting ways of alluring customers, but the newspapers persist in permitting vulgar fellows to blotch and smear their advertising pages with all manner of defilements. The leading papers of the world all follow the example of the London *Times* in not permitting special prominence to any one advertiser over another. The *Herald* will always retain its pre-eminence as an advertising sheet so long as its rivals handicap themselves with coarse display advertisements.

JOURNALIST—Is that all you have to say of the *Sun*?

SIR O.—Its tone, I think, is unnecessarily bitter; and then Dana is making a fool of himself in hurrahing for Holman for President, a candidate who will never be heard of when the Democratic National Convention meets. It is an old legislative trick, well known in English parliamentary annals, for a member to make himself notorious by objecting to every expenditure, good or bad. Joseph Hume did this in the English parliament a quarter of a century back, but the most carping economist never proposed to make him Prime Minister therefore. Holman has been gaining some cheap applause by playing the same part in our Congress. He is not the kind of material of which our Presidents are made.

JOURNALIST—I see the *Tribune* has come down to three cents.

SIR O.—Yes, but Mr. Reid would do better to employ a really good managing editor, if such an one can be found, to strengthen the editorial columns and add new features to the paper. I do not see why the *Tribune* should not issue an occasional if not a regular supplement, containing illustrations and pictures of current events. It has avoided the mistake made by the *Times* in depending on the clippings from foreign journals to supply good reading for its Sunday issue. The experience of all journalists is that the poorest original matter is more attractive than the choicest selections from foreign journals. Messrs. Scissors & Paste never yet made a popular journal. This, by the way, is another secret of the *Sun's* success.

JOURNALIST—Speaking of illustrated papers, how about the *Graphic*?

SIR O.—A brightly written paper, apart from its illustrations, but a five cent evening paper can never expect to compete with one and two cent journals. Had the managers of the *Graphic* from the start tried to make it a great family paper, filling the same field as the *Ledger*, only with true instead of fictitious tales, it might, with the aid of its illustrations, have been a popular success; but its conductors tried to make a point on Wall street which was overdone, and I do not think they succeeded in getting the right kind of circulation. As it cannot be published for less than five cents it is at a disadvantage with the *Post* and *Telegram*.

JOURNALIST—But is New York never to have a great, wise,

strong journal, having some such position in the United States as the London *Times* has in England?

SIR O.—There is an opening in New York for a better paper than it has had for ten years past, one that would represent the larger interests of the nation, and give voice to the newer thoughts of the age. Our press is provincial; it is opposed to great public improvements; it is fanatically hostile to any legislation that would give us a merchant marine or improve our harbors and waterways; it is out of sympathy with the world-wide movement now in progress favoring bi-metalism, and which is an essential feature of our own national policy. While the editorial rooms of our daily papers are full of able men, they are placed under the control of office editors who are very inferior. Not finding what they want in the leading journals the public buys such papers as amuses it, and which gives the news attractively and at little cost. The inroads of the penny press upon the larger dailies will in the end be a good thing, for our leading journals have for some time been representing the great corporations and the wealthy classes, rather than the average citizen.

Over the Ticker.

THE *Times* has been advocating a withdrawal of the paper issues of the government, overlooking the tremendous reduction in prices which will follow. Its own experience ought to be conclusive on that head. The heavy inroad upon its paper issues has caused its price to shrink one-half!

CHAUNCEY M. DEPEW says the railroads in New York cannot give quarterly reports that would be accurate. But some seventy odd railroads outside of New York now voluntarily furnish monthly reports, and the Western Union has for years given quarterly reports, which, though partly estimated, are substantially correct. The railroads must open their books to the stockholders and the business public.

JAY GOULD is in a great hurry to get away upon that yach trip, and is naturally anxious to make a market upon which to sell some of his stocks at a good figure; and he may succeed.

THE transcontinental roads continue to be the weak features of the market, as we have all along predicted they would be. But they are all feeders to the trunk lines, and these last are selling too low.

HENRY HART has got to be a great chum of Jay Gould's. They certainly look so much alike as to suggest they belong to the same race.

BUT Hart had better look out. He has money, but Gould has had peculiar experiences. Perhaps he may exchange some of the latter for Hart's shekels.

SHOULD the Republicans carry Massachusetts and Ohio, and the Democratic majority in this State be cut down, it is predicted that a decided bull movement will take place in the "street."

HENRY HART says Rufus Hatch cost the Pacific Mail several million dollars when he managed it, and that it was he who induced James R. Keene to go into the wheat and lard speculation in 1880, which cost him the bulk of his fortune. Henry Villard should heed these facts.

It is alleged, by those who profess to know, that The Real Estate and Traders' Exchange has been incorporated in a very curious manner. In order to make sure that all its debts will be paid, matters have been so arranged that every member is individually liable for all the debts of the corporation. In the stock, mining, cotton and other exchanges there is no individual liability, but with Spartan virtue and heroic honesty the founders of the Exchange at 39 Broadway have fixed things so that every member pledges his entire estate to make good the debts of the concern. This laudable anxiety to make good the solvency of the institution is creditable to the members, and ought to cause a blush of shame to mantle the cheek of the holders of seats in the other exchanges, which are so organized as to escape individual liability. It is also said that the ground floor in the Real Estate and Traders' Exchange was \$25 a share, and that nearly all the originators are out, and have sold at prices varying from \$125 to \$200. They are now engaged in organizing, it is said, the Electrical Exchange.

It seems the question of where to build the aqueduct has not been finally settled. Another map has been filed locating the aqueduct east of the line first projected and following the Saw Mill River Valley. The new route is about twenty-nine and one-quarter miles long as against twenty-six and one-half miles on the Hudson River route, but then it is claimed that over 2,000 feet of embankments or viaducts will be required on the latter route, while none are required on the Saw Mill River route. The latter will be the least expensive in every way. But the engineers will soon make a final report.

Henry Hart's Interesting Revelations.

Understanding that there is to be a movement in Pacific Mail, a representative of THE RECORD AND GUIDE had a chat on the subject with Mr. Henry Hart, who answered all his questions with great courtesy. Some very surprising revelations were made in the course of the interview.

"I see," said our representative, "that the directors did not declare any dividend on Pacific Mail, although you had made money enough to have done so, according to popular report."

"Pacific Mail is in splendid condition, financially," said Mr. Hart, "the stock is worth eighty intrinsically. All we owe is \$900,000 to the Panama Company, which is not payable for ten years yet, and that obligation is to be liquidated by monthly installments. We have \$500,000 cash on hand; of which \$100,000 is in bank, the same amount in a trust company and \$300,000 in call loans on the street. Our fleet now consists of twenty fine iron screw propellers, the best in the country, and we make large profits on all our lines. The railroads pay us \$100,000 a month, all of which is clear profit. This is to prevent us competing for Pacific coast freight and passenger traffic."

"Well," said our reporter, "that is certainly a very good state of affairs, but will you not have opposition to Australia and moreover will not the opening of the Northern Pacific road injure the traffic on your line between San Francisco and Oregon?"

"We are all right on the Pacific coast," responded Mr. Hart. "Mr. Houston, the president of our company, has just returned from England, where he has made arrangements with an English company to divide a subsidy granted by the British Government for keeping up steamship communication between San Francisco and Australia. The fleet will consist of four vessels; two British and two of the Pacific Mail line. All of our Pacific coast traffic, both North and South, is now very profitable. Then it is about settled that the British steamships which now ply between San Francisco and China and Japan are to be withdrawn, thus giving us a monopoly of this vast and growing business. I tell you, sir (and here Mr. Hart became very enthusiastic), Pacific Mail in three years time will be cheap at par. By that time the great canal connecting the Gulf of Mexico with the Pacific Ocean will have been completed, and the French Canal Company will be forced to buy all our steamers at the par value of the stock—\$20,000,000."

"How does the United States Government treat you?" asked the reporter. "Should it not be proud of a company which alone has floated the flag of the Union on the high seas?"

Here Mr. Hart became excited and not only used "cuss" words, but gave vent to his indignation in expletives that could not very well be printed in a family paper. It was to the effect that ours was a contemptible Government in every way, especially in its dealings with corporations to whom it owed money. "Why," continued Mr. Hart, "it not only failed to encourage us, it cheated us out of our just dues. It will only pay forty cents for every dollar's worth of work we did in the way of carrying mails. I was talking about this matter to Jay Gould yesterday and he gave me a chapter of his experience in dealing with the general Government. During the time he was in control of Union Pacific the government owed that company \$2,000,000. The claim was a perfectly valid one, and of its legality and justice there could be no dispute. But though he tried all the departments and appealed to the courts, not a dollar of the \$2,000,000 could he get. At last, wearied with the obstacles thrown in his way he sold the claim for \$500,000. The full sum was paid by the Government shortly after. You can draw your own conclusions. By the way, talking of Jay Gould, I would not be surprised if his son, George, should yet become president of the Pacific Mail Steamship Company. He is a steady and very able young man."

"Has Rufus Hatch anything to do with Pacific Mail now?" asked the reporter.

"His management cost the company \$2,000,000 or \$3,000,000. People who associate with Hatch are not always lucky in their undertakings. James R. Keene was said to be worth \$5,000,000 when Hatch induced him to go into the wheat and lard deal in the spring of 1880. This speculation is said to have cost Keene \$4,000,000."

"What do you think of the stock market, Mr. Hart?" asked the reporter.

"I look for higher prices. Some stocks are much too low. Sidney Dillon told me yesterday that Union Pacific was worth 112 on its merits, and would be worth 150 if the Central Pacific people acted squarely, but they were diverting all the business they could to the Southern Pacific. Then, Western Union is selling far below its value. It is easily worth par. Mr. Jay Gould tells me he thinks the Government will buy it next winter, but it is so profitable an organization that he will do all he can to resist the effort to obtain it for the Post Office Department."

From the conversation which followed it was evident that Mr. Hart had a high opinion of Mr. Gould, and was a large holder of his stocks. He intimated that Gould was keeping down the price of Pacific Mail to buy it in, and perhaps to make his son president. Then there was a possible deal with the De Lesseps Canal Company. He intimated that Trenor Park had made a verbal bargain with the representatives of the French Canal Company to sell the control of the Pacific Mail stock at 50, but he died before the bargain was consummated.

LAND TRANSFER REFORM.—The officers of the Land Transfer Reform Association have prepared a bill for presentation at a meeting to take place shortly, prior to its being submitted to the legal interest for consideration. The bill will, in its amended form, be presented to the legislature during the forthcoming session, and every possible effort will be put forth to carry it through. Mr. Dwight H. Olmstead speaks with great confidence about the passing of this measure; he thinks the legal interest will not oppose any barrier to it, as it is really in their favor. He says that in any case a simplification of transfers will have to be effected, as the present system has become unworkable, and a reform is imperatively necessary and demanded by the public.

Concerning Men and Things.

* * *

The Sheephead Bay races which closed to-day have been very successful so far as number and interest go. Old turfmen notice with surprise the very large attendance of women compared with former years. The growth of the popular love of horse-racing is very remarkable. It is but a few years ago when the trotter was the popular favorite. Every person who owned a roadster, down to the butcher boys who drove wagons, understood the points of a trotting horse. The racer came in with the growth of wealth in recent times, and is really an English importation. We are now ahead of the British in the number of race-courses and in the sums of money invested in the pool-rooms and betting books. Indeed, the laying of wagers on horses is getting to be a great evil. The number of short races which are now in vogue is simply to allow opportunities for betting. Hence the rarity of three and four-mile contests, which were the feature of the race-course when it first became popular. Strength and staying power is no longer required in these new popular contests; speed and short dashes is the great *desideratum*.

* * *

Clara Morris has lost none of her old power. In her line she is the greatest actress known to any stage, but her *repertoire* is limited. She failed in heroic roles, but in so-called emotional parts, it is conceded, even by French critics that there is no one on the boards who is her equal. Yet she is a confirmed invalid, and her life is one of acute suffering. Off the stage she shows marvellous gifts, quite as striking as those which have given her fame behind the footlights. As a story-teller she is unequalled, as a mimic unrivaled, while in conversation she is exceptionally brilliant. Her friends think she would make as good a *comedienne* as she is an emotional actress, but she declares that the public will never be convinced that an actor or actress can excel in two different lines of character. Great actors realize this, and hence instinctively play one line of parts. The late E. L. Davenport was at one time a rival of Edwin Booth, as *Hamlet*, and it is the opinion of the critics that had he played none but tragic parts he would have held his own with the favorite American tragedian. But he would play *Bill Sykes* and a wide range of characters, which ruined him as a paying star actor.

* * *

His daughter, Miss Fanny Davenport, in the early part of her starring career, made the same mistake as her father did, and attempted to personate a great variety of characters, with the result of injuring her with the public. With proper training and management Miss Davenport should take a place in the very first rank of *artistes*, as her natural gifts are equal to the best of them.

* * *

Mark Twain is the most popular American humorous writer, but he has no dramatic gifts. He has written several plays, but they have all failed. His "Colonel Sellers," which keeps the stage, was really manipulated by a San Francisco journalist, named Densmore. Another well-known newspaper humorist, Lewis, of the *Detroit Free Press*, has written a play, which was presented during the past week in New York, and which has been deservedly damned by the critics. It does not follow that the author of a story, or one who can conceive a character and write witty dialogue, can construct a drama, or even write a farce. An effective play requires for its construction a peculiar genius. Poor actors generally make the best playwrights.

* * *

Scribner's, it is said, is about to publish the most costly and elaborate magazine ever issued in this country or Europe. It is to be in every way superior to the *Century* and *Harper's Magazine*. It is a curious fact that magazines do not flourish apart from publishing houses. Every independent attempt of establishing one has so far failed, as the name of all the successful monthlies are those which bear the names or contain the imprint of popular publishing houses. The *North American Review* may be an exception, but this monthly is edited with exceptional ability and then its proprietor is a man of independent means.

* * *

The reduction in the price of the *Times* ought to destroy the monopoly of advertising now possessed by the *Herald*. The latter is no longer a popular paper or is it widely read except for its advertisements or foreign news. There has been an enormous addition to the circulation of the *Times* since its reduction, and if it would exclude displays it might in time secure a great deal of advertising patronage which now goes to the *Herald*.

Col. J. Augustus Page, who died at Milford, Pa., last Sunday of typhoid fever, was well known in real estate circles. He was born in Paris of American parents, and inherited very luxurious tastes. He was well educated, and was by profession a lawyer. He was an exceedingly bold and successful real estate speculator, and at one time was very wealthy, but the panic of 1873 found him with more real estate on hand than he could carry. For a time he was very much straitened for means, but when he died was reputed to be worth considerable money. He was very fertile in schemes for turning over property, and had he lived to see another real estate "boom" would undoubtedly have acquired a large fortune. Ex-Mayor Ely regarded him as the most fertile and sagacious of the outside speculative dealers. When at the height of his prosperity, Col. Page was noted as a gourmand, and some curious stories are told of the appician feasts he gave to foreign noblemen and others in times past.

What is the matter with the Pine street pavement? When it was laid down at considerable cost not long since, it seemed to be a substantial work, but although the travel on the street is limited the pavement is gone all to pieces. Indeed so ragged is the carriage-way that it looks as if the neighborhood had been visited by an earthquake. The contractor must have made a handsome profit, but the Department of Public Works has been clearly derelict of its duty.

Household Decorative Items.

—Unique gypsy kettles, made of splints of various colors intermingled with sweet grass, have quite replaced the fan and parasol for fire-place decoration, they also make pretty scrap baskets.

—Curtains made of pongee, embroidered with forget-me-nots, daisies and wild roses in silk, are very effective.

—Where a chair-seat is wanted of especial richness, arrasene sprays, worked on satin, produce happy results with very little labor.

—The fiat has gone forth that old Venetian red is to be the prevailing color in plush furniture coverings for the autumn season.

—To those having wood fires, birch bark baskets grace the hearth very prettily as receptacles for wood.

—Bronze and gilt chains of square or oval links are used to loop curtain draperies.

—The croaking frog now forms a novel design for match safes and ash receivers—the frog is gracefully seated in a shell with mouth extended waiting for a supply.

—Very delicate bureau covers are made of crepe lisse, with designs of wild roses outlined with etching silk.

—Embroidered aprons of black or colored satin, linen or pongee are fashionable for home wear in the morning.

—Waste baskets of flat straw are embellished in metallic tints, tied about with ribbon, one end of which is caught up with a metallic ornament.

—An oddity in a liquor stand is shaped in the form of a Krupp-gun-glass mounted in brass—the barrel forms the receptacle for the liquor, and a dozen minute shells encircling the barrel for glasses.

—Picture frames of hammered gold and silver are exceedingly handsome, decorated with bunches of daisies and roses here and there scattered carelessly, a spray of the wisteria, the flowers in natural color trailing over the top and one side of the frame is particularly graceful.

—Wall hangings of silk are of course preferred by those who can afford to indulge in them—still the woolen fabrics are popular, and chin'z of the loveliest and gayest descriptions are very much sought after for bedrooms.

—For some time past the leading confectioners have been exhibiting receptacles for candy in imitation of old shoes. They now add to the horror a fac-simile of the great toe protruding through an aperture of the shoe. It really appears as if they must be exhausted for designs. This one is anything but attractive.

—A unique brass paper weight is in the form of a glove just removed from the hand and thrown carelessly upon the table.

—At Mueller's may be seen beveled mirrors framed in various colored plushes, with sprays and clusters of porcelain blush and tea roses attached to one corner with a large bow of satin ribbon. So natural are the flowers that one almost perceives the odor.

—A new departure from the past style of Doulton ware is seen in vases of open work designs—a combination of blue, red and light brown. One of the principal characteristics is that one pair of vases only is made from the model. Consequently, such ware is necessarily rare and expensive, but the purchaser may feel confident that he is the sole possessor of this particular design, as they are never duplicated.

—Japanese fans and parasols suspended from the ceiling and filled with grasses, golden rod, thistles, cat-tails, etc., make an inexpensive but effective decoration.

—Many ladies may be glad to know that they can do their own stamping at home: an endless variety of designs may be procured, consisting simply of stamped paper, which may be transferred to any material by the application of a warm iron. This process is so much more reasonable than the ordinary manner of stamping that it is worth looking into.

—Oriental embroidery is very effective on Swiss muslin curtains. Select quaint patterns and finish with antique lace or ruffling, as taste may dictate.

—Mantel lambrequins may be varied in style by dividing off the plush in panels, each worked in a different design, the whole finished with plush cones.

—The White House at Washington is still being beautified by the introduction of colored glass in its transoms and screens.

—Arrasene embroidery is peculiarly soft and mossy in effect. It is easily done, either with or without a frame.

—A new material for embroidery is chamois. The colors used are the art shades of pink, blue and yellow; it is also used for hand painting. A table was noticed covered with the chamois; with fringe of the same studded with brass nails; on the top was traced in gold the vine of the Virginia creeper.

—A most perfect and happy production in bisque, is that of the wash-woman and fisherman at the Seine. Each and every detail is perfect; the pleased expression of the woman as she has just disturbed the water endeavoring to frighten the fish; the fisherman bears an annoyed but triumphant look as he lands a good sized specimen of the finny tribe.

—When a room is permeated with an odor of new furniture, old tobacco smoke, paint, or anything disagreeable, a change may be imparted thereto by burning coffee or sugar on hot coals. A delightful fragrance may be given to hangings and draperies by allowing them to be saturated with the smoke of myrrh or straws coated with finely powdered sandal wood.

—Screens are ever increasing in favor and variety. A little departure from the plush and satin embroideries have the panels in carved lattice-work design, backed with cardinal or other bright colors in plush. At the top of the lattice work is an open space for the introduction of plush to be painted or embroidered as fancy pleases.

—Shaving cases are very prettily made in the form of a pair of bellows in plush, embroidered in chenille with forget-me-nots, the favorite daisy or the bright carnation pink.

—One of the best fire-place designs of the season brought out by the Messrs. Conovers is in the Moorish style, with a combination of antique, polished, and frosted or matted brass and low tiles of yellow brown. A novel arrangement is shown in the fender, which consists of a bar in frosted brass with raised bands of hammered brass toward the ends, and which is held in the claws of a pair of dragons with highly polished wings, and with tails twisted around to short arms of brass projecting from each side of the fire-place.

—A piece of stained glass work which is being executed by the Art Workers' Association in Fifth avenue, for a door-light in an up-town house, is worthy of notice for the fine effect produced by simple means. The transom part is in blue glass leaded up in irregular forms as a background showing the design in olive color of an architrave supported by double columns on either side. The frieze is enlivened by a horizontal series of rondels in yellow, the deepest tint being in the one at the centre of the line, and with the color toned off toward each end to a greenish tinge. A lighter yellow is seen in a ribbon scroll finishing the ends of this panel in a design suggesting carved work. The light-panel below is formed entirely of rondels arranged in rows across. The color following the natural order commences in blue at the top, which farther down runs by degrees into purple, and this in the space of two or three rondels becomes red, which grades to yellow at the distance of three or four more rondels and the latter gradually tones into an olive green at the lower part. The brightest yellow of this panel repeating that of the transom.

—In new importations from Vienna shown in the retail rooms of McCarty & Hasberg, are extremely novel designs in objects produced from the horns and skins of animals. One of the most noticeable pieces is a chair resting on horns of the mountain steer of Hungary and covered with the skin of the same species. At the centre of the seat at either side rises a horn which is curled backward so that the tip meets the back of the chair. Two other horns joined to the top of the chair at the sides meet above in an arch, and are wound together by a ribbon of skin terminating in a tassel of long wool, which falls behind. A fringe of the same material is placed around the seat, and to finish parts where the horns are joined to the frame. A four legged stool is made to match the chair, and a boot-jack in the same peculiar style.

—A smoking set shows four cups or vases of Roman ram's horns of different forms, with silver standards and rims, set on a silver plate which is supported by three Servian ram's horns, with their winding plant-like forms. Another of these horns rises from the centre of the silver receiver, to a curve of which is affixed a candle-holder, formed in silver and glass.

—An article designed to serve the purpose of a hat-rack or umbrella stand is formed of a pair of Roman horns, of about thirty inches length, with silver tips and balls on which they rest, aided by two slender silver standards attached to a bar by which the horns are coupled. On the side opposite from the bar and within the natural curve of each horn is fixed a row of silver hooks. The horns are also silver finished at the top, with the addition of rings and chains, so that if desired the article instead of standing may be hung upon the wall.

—Architects obtain something like effects of etching in stone work with cradle face. This is accomplished by a peculiar use of the chisels or cradle tools set in a frame and used by artistic stone-cutters.

—The effect of a Byzantine treatment in the ornamental carving of the new law school of Harvard College is specially admirable, as is also the mosaic work, combining Wyoming Valley blue stone and the Ohio buff stone, with the chief material of Longmeadow red sandstone. The latter is from the Kibbe quarry at Longmeadow, most recently discovered and yielding stone of a brighter tone of red than in formerly known quarries of the locality. It is peculiarly rich as seen in this building where the rock face is given varied pitches so that it catches the light at different depths.

—The Decorative Art Society of Boston has profited fairly from sending goods to Bar Harbor, Manchester, Rye Beach and Bethlehem during the summer. The class of work displayed has been chiefly that of needlework with a small proportion of articles in inlaid wood.

—A material from the East named luton is used satisfactorily by art embroiderers. It is not unlike bolting cloth, and is washable. A delicate effect is produced with outline embroidery on the gauzy fabric, the material forming such articles as bureau scarfs, tidies and sachels.

—A handsome portiere, with an effect of Italian work, is shown at the rooms of the Boston Society of Decorative Art. It is on satin sheeting, with laid work in design of peacocks, fruits, flowers, parrots, etc., in art colors and gold.

—A fancy is shown for producing bold designs in hangings. For example, a hanging for a hallway, after a design by Mr. George W. Fenety, of Boston, and which might be called a harmony in yellow and brown, shows a large appique design of horsechestnuts in two shades, in gold colored satin and cloth of gold couched down, and brightened with Japanese gold cord, the piece being highly effective. Another hanging illustrating this idea may be seen at the rooms of the New York Decorative Art Society. The material is old gold satteen with deep border of a darker shade in plush. From the line of meeting of border and centre rise the bodies of several tall palm trees in solid embroidery, one of which is shown in a falling position between the others.

—Among other Conover fire places of good effect is one in an English style in bronzed brass. This shows an entirely plain mantel with decoration centred on the facing beneath it on the wide space above the low fire-place. The panel has the appearance of a bed of daisies, with a young face, as perhaps symbolizing spring, looking out from the centre, the back-

ground being the darkened color, and the raised parts polished. There is also to be noticed a new Louis XV. fire-place, and also fair work in fire-places of wrought iron. Among new minor objects is a wood-box in frosted, antique and polished brass, with pointed sides scrolled over outward, and with ornamented hammered piece in cut out design applied at the sides, and the same extending downward in two divisions, and terminating in scrolls to form the feet. A screen with revolving panels shows an interesting arrangement as does also another which is to be raised and lowered like an inverted window shade.

What a Good Judge Thinks.

Judge John Fitch is regarded in certain select circles on the "street" as one of the most sagacious critics of the financial situation. He rarely makes mistakes in his views of the immediate future.

"What is the outlook, Judge? Will the market advance?" asked the writer.

"I was a bear all summer," he replied, "but I am now disposed to look for higher prices; that is if a rate war is not begun."

"What will be the bull argument with investors?"

"One based on the political considerations," replied Judge Fitch. "Should Ohio go Republican in October, it will strengthen the stock market, as business men will argue that there will be no change of administration and no disturbance in trade. Last fall the stock market went to pieces upon the success of the Democrats. My own private information is that the Democrats will be badly beaten next month, and hence I look for a rise in stocks, yet it is probable that the street may discount the Republican victory."

"How about the corn crop?" asked the writer.

"We shall have all the corn the country needs, and an immense surplus besides. I do not care to estimate the number of bushels, but we shall have enough and to spare. Nothing but a railway rate war stands in the way of an advance in stock values."

"But, judge," said the writer, "there are never wars when there is plenty for all the roads to do. It is when crops are short that there is competition for freight."

"That is usually so," was the reply, "and hence I think the chances favor a higher market."

"But," queried the writer, "suppose there are business disasters? What if another Shaw affair should occur, and mercantile failures be numerous?"

"I look," said Judge Fitch, "for many failures among merchants and manufacturers this fall and winter. The shrinkage of prices have gutted the pockets and fortunes of the whole business community and the weak ones must go to the wall. Still we will have a good fall business in general merchandise, and, I think, a higher stock market."

New and Projected City Improvements.

The approaches are mainly completed to Manhattan square, from Seventy-seventh to Eighty-fourth street, where two new entrances have been made to the park. Manhattan square has progressed to such an extent that the shaping and formation of the grounds are nearly finished. Professor Bigmore attributes the large increase in the number of the visitors to the Museum of Natural History to the attractiveness of the locality, compared with a year or two ago. The Claremont and St. Vincent buildings will be put in order with the utmost dispatch. A drive and walk is being constructed through Riverside, from Seventy-second street to the end. The plans are nearly ready for completing the drive from Eighty-sixth to Eighty-eighth street, where the temporary wooden sheds at present stand. New flagging has been laid on Eighth avenue, fronting Manhattan square. The triangles on the Boulevard, at Sixty-fifth and Sixty-sixth streets, are being improved, and a fine walk has been laid out of syssel asphalt pavement; and the ornamental iron fountain, formerly at the City Hall, has been ordered to be removed to that spot; a drinking fountain will also be placed at Tenth avenue, on the same streets, over which a candelabra with gas jets will be constructed. The Park Department intends to ask the Board of Apportionment for funds to finish a number of additional improvements, among which may be mentioned the completion of a wall along the Central Park and Eighth avenue; completing the park slopes, as well as the entrances at One Hundred and Tenth street and Eighth avenue; and in different places widening, paving and grading the roads. Mr. Kellogg is making the designs for a surface road, from Fifth avenue, running almost in a straight line from east to west over Eighth avenue, the result of which will be to give an uninterrupted drive from Fifth avenue to the extreme end of the upper part of the island on the west side, and so opening up easy communication between the East and West Sides. Messrs. Jones & O'Grady, who received the contracts for regulating, grading and paving, with macadamized pavement, the avenues bounding Morningside Park on the east, from One Hundred and Tenth to One Hundred and Twenty-third street, are to finish the work by next spring. A large number of improvements are to be made in the Morningside Park; the contracts have been let out for the construction of the bays. The Riverside Park is being improved, and the drive at the upper end is nearly completed.

We have received a communication inquiring the meaning of the phrase "underdone terra cotta," used in an article on the new Jefferson Market. We take pleasure in saying that the phrase did not refer to the mechanical execution of the work or to the material, but solely to the design of the ornament, which was less thoroughly studied in some places than it should have been. The terra cotta itself, and the execution of the detail, seem everywhere of uniform excellence. After the article had been printed we noticed that the phrase was susceptible of a construction importing fault to the manufacturers, which was not at all what we intended, and we are obliged to our correspondent for giving us an opportunity to make this explanation.

The Secret of Low Prices.

The steady fall in values which has taken place all over the commercial world during the past ten years, is a phenomenon which is puzzling business men. "Sir Oracle," in these columns, has been prophesying still lower prices; indeed he advises every one to sell all available property and buy gold therewith, for the reason that the purchasing power of the yellow metal will steadily increase. In THE RECORD AND GUIDE of June 30, 1883, the following was published under the "Prophetic Department:"

SIR ORACLE—Mr. Editor, if you want to enrich the files of your paper, and make a point with your readers, you should urge them to follow the advice Iago gave to Roderigo—tell them to put money in their purses.

EDITOR—What are you driving at?
SIR O.—My point is that the wise man of the near future will convert all his possessions into ready cash. He will sell his houses, lands, bonds and stocks, and then store away his money in some safe place—a responsible trust company, the Chemical Bank, or a trustworthy safe deposit vault.

EDITOR—I can see very clearly that if any large number of wealthy persons should follow that advice it would create a panic, for the owners of securities would supply issues of long stock to help the bears in their attacks on the market, while the locking up of money would make that commodity scarce.

SIR O.—But don't you see that that is what is now occurring in the commercial world. There is a steady cheapening of all human products. Wool has not been so low in forty years. One-third of the woolen mills in New England have stopped work. Cotton yarns have not been so cheap since the spring of 1879. Cotton itself will rule at a lower average this year than at any time since the beginning of the civil war. Iron and copper are selling at the figures which obtained in 1873. Then Mr. Goschen has shown that there has been an undeniable shrinkage in all prices during the last ten years, with every prospect of still lower values.

EDITOR—And the cause of all this is—
SIR O.—A shortening of the yard stick. If you will read THE RECORD AND GUIDE of January 6 and January 27 this year, you will see that I anticipated Mr. Goschen in predicting lower values, and in giving the cause for it. Nor did I overlook the reasons given by the Economist and other financial journals in accounting for the same facts. The commercial world has discarded silver and made it a token money. Commerce in the civilized world is practically carried on with gold as the unit of value. Hence the yellow metal has to do the work formerly performed by both the yellow and white, and that accounts for the shortening of the yard stick. Hereafter, by a law as inevitable as that of gravitation, prices will seek lower levels. The discovery of extensive new gold fields might check the shrinkage in prices, but it is an indisputable fact that while the world is giving this additional work to do, the supply of the yellow metal is steadily diminishing, compared with former years. For the last six years we have mined \$669,528,689 of gold, and have used up in coinage \$979,907,735, and in the arts \$375,000,000; that is, in six years we have consumed \$685,379,005 of that metal more than the product of the mines of the whole world in the same period. Hence I say to everyone—buy gold, purchase it with ships, houses, lands, bonds, stocks and saleable securities of every kind, for gold is to be master of the situation, and its owners will have an advantage in the market when they want to purchase.

This was published be it remembered on June 30th last. The succeeding two months fully justified these gloomy foreshadowings. Stocks tumbled, cotton and woolen goods were forced upon the market, and the sales made at the auctions were at ruinously low figures. The feeling is growing in financial circles that the only cure for this state of things is the recognition of bi-metalism by the commercial nations. A very important organization has been instituted in England to bring about this much to-be-desired end. It is called an

ASSOCIATION FOR THE ESTABLISHMENT OF AN INTERNATIONAL MONETARY STANDARD.

OBJECT.

THE PROMOTION OF THE STABILITY OF VALUES:

- By establishing the free coinage of Silver and its uses as money, under the same conditions as Gold.
- By advocating and furthering an International Agreement, whereby a fixed relative value between Gold and Silver may be established, and the two metals may jointly form the currency of civilized nations; thus facilitating the adjustment of International Balances, and lessening the excessive and needless risks which have now become attendant on Home and Foreign Trade.

President—HENRY HUCKS GIBBS. Vice-President—H. R. GRENFELL.
Council.

ARTHUR JAS. BALFOUR, M. P.	ROBERT GLADSTONE.	SIR ALBERT A. DAVID SASSOON, C. S. I.
SIR GEORGE CAMPBELL, M. P.	ABRAHAM HAWORTH.	I. SELIGMAN.
P. K. C. S. I., D. C. L.	EDWARD LANGLEY.	SAMUEL SMITH, M. P.
ROBERT BARCLAY CHAPMAN.	ROPER LETHBRIDGE, C. I. E.	THOS. SUTHERLAND.
ALFRED LOUIS COHEN.	SAMPSON S. LLOYD.	PAUL F. TIDMAN.
HENRY COKE.	SAMUEL MONTAGU.	STEPHEN WILLIAMSON, M. P.
ALDERMAN COTTON, M. P.	JOHN MUIR.	
ARCH. ORR-EWING, M. P.	EDWARD HOWLEY PALMER.	

Executive Committee.

ARTHUR JAS. BALFOUR, M. P.	SAMPSON S. LLOYD.	J. HOWARD GWYTHER.
E. F. DUNCANSON.	SAMUEL MONTAGU.	PAUL F. TIDMAN.
	BENJAMIN KISCH.	

Secretary—G. J. FRAZER.

Honorary Corresponding Secretaries.

Liverpool—JOSEPH CARTER REDISH.	Birmingham—FREDERICK ASH.
Manchester—ROBERT BARCLAY.	J. P. TURNER.
Glasgow—WM. EWING.	Bradford—JOHN M. M'CLAREN.

Mr. Gibbs, it will be remembered, was formerly President of the Bank of England. His associates are among the leading parliamentary financiers of Great Britain. The following speeches were made at a leading meeting of this association.

After some remarks by Mr. Gibbs, the president, Mr. SAMUEL SMITH, M. P., for Liverpool, proposed the first resolution: "That in view of the increasing interest evidenced in the question, it is desirable for the Association to continue their efforts on behalf of the adoption and maintenance of gold and silver in a fixed ratio, as the International Standard of Value." He said: I suppose, Mr. Chairman, I have received the honor of being asked to move this resolution on account of the position which I took up in the early stages of this movement. Along with my friend, Mr. Williamson, I published a pamphlet in the year 1875, in favor of Bi-metalism. We conducted a sort of campaign for some years, which resulted in a change of opinion in favor of the views advocated by this Association. Now, I may say, in a word or two, what my experience was, and what those arguments were which led to my conversion to this movement. Deeply interested in the trade of Lancashire I was very conscious of the enormous loss and suffering inflicted by the dislocation between gold and silver. In the year 1876 we had a sort of crisis in Lancashire, produced by the enormous fall in silver. As no doubt is known to most present here, the bulk of our trade is with silver-using countries. Our goods are sold on long credits, and when the payments fell due and silver had fallen to such an extent the loss to merchants was

something enormous. Lancashire passed through an exceedingly severe crisis, lasting from 1876 to 1879, inclusive. Those four years were about the worst known in modern times. I think I may state from my own connection with the trade, being considerably interested in the manufacturing industries, that probably during those four years there was no interest whatever made on capital by the great bulk of the merchants and manufacturers engaged in the trade of Lancashire. This was not entirely caused by the dislocation between gold and silver. There were other causes, but it was the most weighty and important of them, and, as our Chairman says, the most continuous. It gave, indeed, a terrible and most staggering blow to industry. Well this, of course, invested the whole question with intense interest, and Mr. Williamson and I studied the causes which produced it, and, in spite of preconceived opinions and prejudices, we were led to believe that it was quite possible to establish a fixed ratio between gold and silver, and that the establishment of such ratio on an international basis was the real cure for the evil. (Applause.) My previous convictions were very much opposed to this conclusion. Like everyone else brought up in this country I was in favor of the single gold standard, and also very much indisposed to believe that it was in the power of law to fix a ratio between any two articles whatsoever; but a careful study of the French system, aided by the brilliant demonstrations of M. Cernuschi, who favored us with a visit at the time of the Social Science Congress, made it appear that the law had power to fix a ratio between gold and silver. (Applause.) I think the effect of the French system for seventy years in tying gold and silver together, proved absolutely to demonstration that it is in the power of human law to make and sustain this fixed ratio. In fact, it has always struck me as a demonstration of this theory that for seventy years the bi-metallic system of France kept gold and silver at a fixed ratio of about 15 1/4 to 1, in spite of the utmost changes in the production of the precious metals, and every possible cause for altering the ratio. Such facts as these should convince any impartial mind that it is in the power of law to make a fixed ratio between gold and silver, and to me it seems as clear as a mathematical demonstration. The point which struck me most was that the immense increase of the gold supply in 1848-50 did not effect in the slightest degree the ratio between gold and silver. We were confronted by statements as to the results of the Nevada silver discoveries, but on the other hand we were brought face to face with the remarkable fact that the same thing happened at the discoveries in Australia and California in regard to gold, and that the world had been tided over the enormous outflow of gold without any change whatsoever in the ratio between gold and silver. When the mind first comes to apprehend this the battle is virtually won. One is able to see the practicability of the scheme that we are now advocating, and that it is in the power of human law to tie gold and silver together. I need not here go into the reasons for doing that, but there are a number of prejudices which we all as Englishmen have to get over. We have to emerge from that confusion of mind caused by using such phrases as "Supply and Demand," "Cost of Production," and so forth, which hopelessly blind one at first sight. In attempting to grapple with the subject we have to discover that we have to deal with a new law, which we may call Monetary Law, totally different from the ordinary law of supply and demand. We have to recognize, in fact, that the real demand for gold and silver is to coin them into money, and that is the result of Governments accepting those metals as money. (Applause.) Whenever you accept that proposition you can perceive at once that if the leading Governments of the world refuse to accept gold as money, gold must fall in value as compared with silver; whilst if they refuse to accept silver it must fall in value. It is not the result of ordinary laws of supply and demand, but it is the result of human law, and it is obvious that if human law agrees to receive gold and silver as money at a fixed ratio they must hold that ratio to one another. These are confirmed on historical grounds. We find during the seventy years when the French ratio prevailed, we had prodigious variations in the outflow of the respective metals. At one time we had a production of three millions of gold; at another time of thirty millions of gold. At one time a production of six millions of silver; at another time of sixteen millions. At one time we had an influx of the precious metals from America; at another time a prodigious demand for silver to go to the East during the cotton famine; and yet all these variations had no effect at all on the ratio fixed by the French bi-metallic law. So that it is obvious, on historical reference to the question, that it is in the power of human law to give fixity of relative value to those metals. It has been demonstrated beyond doubt to any man not biased, and who is competent to understand the arguments by which the reasoning is supported. The next stage in the train of reasoning is the clear perception of the prodigious advantages to the world at large of the fixed ratio of those two metals which are the money of the human race. Half the world trades with gold and the other half with silver, while the great bulk of British trade is with countries using silver. When we have to exchange our goods with countries using silver as their money, and receive the returns to be converted into gold, a steady par of exchange is of the utmost importance. A steady par of exchange we had for seventy years, the fluctuations being too trifling to speak of; but since then we have had fluctuations of 20 per cent. in the value of silver as compared with gold, causing the greatest uncertainty to all merchants connected with the trade. Then, again, we have an enormous advantage in the bi-metallic system with respect to investments of capital on a basis that is permanent to both gold and silver countries. (Applause.) A gold country can send its capital to a silver country, and accept payment in silver; or a silver country can do the same to a gold country and accept payment in gold, with a knowledge that they are receiving a fixed equivalent which will not be disturbed for ages to come. We could not have carried out our investments of capital during the first half of this century if we had known that silver would become so uncertain in value. A great portion of the development which has taken place in those countries has been by means of capital sent from the richer gold-using countries, the payment for which was to be received in silver. That went on steadily, and the changes in relative value were exceedingly trifling in the last two centuries. We went on without any question as to the stability of exchange, but all this has come to an end owing to uncertainty as to the future value of silver. Our opponents tell us the French ratio was not a perfect one, and that it ultimately turned out to be a failure. We admit it was not a perfect ratio. France was drawn on most heavily on various sides, and thus there were produced slight variations. Then we are told that France was not a bi-metallic country at all. We are told that sometimes she had more gold, and less silver, and sometimes more silver and less gold. They attach to the word bi-metallic a totally wrong meaning if they assert that it means that a country must have exactly equal quantities of metal. We say she was bi-metallic, because each metal was equally available to every Frenchman. That is all we contend for. We never expect to have any more perfect bi-metallicism. If our system were adopted England would hold mainly gold; France both gold and silver; India mainly silver, and the United States probably mainly gold. We are again told that silver is not suitable for the trade of a rich country. That argument has great authority with superficial observers. They say silver is a bulky commodity not suitable for the money of a rich and highly developed country. We admit silver is not suitable for carrying in our pockets, and that if we want to carry gold coin is more convenient than silver. But everybody knows perfectly well that all important payments are now made by means of paper, and that the only use of coin on a large scale is to be a reserve or guarantee to the banks, so that I think that amounts to nothing. I must rapidly run over the other points, because I am afraid I am taking up too much of your time. The great advantage which we see in our system is stability, and the only thing we want to bring about is international stability. It is not that one country would gain, as compared with another, but that all countries alike should gain, and none more than our own, which has the largest stake in the welfare of all other countries. We hold that it is most important to carry out this arrangement promptly, because we will soon be confronted by another great difficulty in the silver market, owing to the probable stoppage of its coinage in the United States. We are standing on an inclined plane from which there will be another speedy drop, and before the drop comes it is important to take measures to have an international arrangement. (Applause.) In conclusion, we are not in any sense advocates of an inflated currency. There is no connection between the scheme of this Association and what was known as the Birmingham school; neither has our case much connection with fluctuations in the rate of interest. We do not advocate it in the sense that we shall have cheaper money in future. We advocate it on totally different grounds, viz., stability of monetary values, and a steady par of exchange amongst the nations of the world. (Applause.) In conclusion, I may say that the tendency of civilization is to widen the area of common interest. We wish that this principle shall be applied to monetary questions the same as to other questions, and by an international arrangement to make the world speak one monetary language instead of a Babel of tongues as at present. (Applause.)

Mr. H. R. GRENFELL—In seconding this resolution, I think I may say just a few words as to what the Association has done in the past year and what it is to be called upon to do in the future. In the past year I think you must be convinced of the fact that we always found men in this Association ready to take up the cudgels for the opinions they had already expressed, and to refute any new objections raised by different persons who had studied the question. There were several papers communicated by members of this Association in answer to others who had different remedies for the evils which were acknowledged to exist, and which I think I may say did credit to those who wrote them. To the accusations which continually come forward, that we are in favor of a great inflation of the currency, we have always been able to answer by saying, that so far from that being the case, it is those who have been most conspicuous among the advocates of mono-metallicism, or a large portion of them, who advocate a large issue of

totally unsecured paper, and we repel this charge and throw it out against those who have gone against our views in this matter.

Then the question is, what have we to do in the future? At the close of the Paris Conference a great many prophecies were made as to what would probably happen. We said that, notwithstanding Mr. Giffen and Professor Jevons urged that "the world was going on well, if we would let it alone," possibly it might be the case supposing no further monetary revolution took place; but in event of other countries following the example of Germany that we should meet with a very considerable further fall in prices, tending to another great disturbance in the commercial centres of the world. Among the events then foreshadowed some have come to pass and some have not. For instance, Holland has very lately resorted to a forced importation of gold. Italy, notwithstanding she is a member of the Bi-metallic Latin Union, has resumed her cash payments in gold, and these are things which we said we had to look for. It is true that Germany has not continued to any great extent her sales of silver; and it is true that the American Union has not suspended the Bland Bill, but these are subjects which it will belong to the Association to watch. A large portion of the people of the United States are in favor of the Act as it stands, and are of opinion that its suspension should be sanctioned; while almost the whole of the leaders of the financial world are in favor of such suspension, in case of which occurrence, we must be prepared to take immediate action. That is the field of labor which this Association will have to work in. I think what may happen if Germany resumes the sale of silver, and America suspends the Bland Bill, is no less important, in fact a great deal more important, than the Dutch importation of gold and the Italian Loans. I may also say that within the last day or two I have been perusing the latest work—what Lord Sherbrooke would term "the latest phase of the doctrine and discipline of Political Economy"—in the shape of a work published by Professor Sidgwick. This latest production is by a theoretic student, but at the same time a deep thinker and a bold exponent; and he has come to many of the conclusions upon which we have founded our arguments. And when we consider the speech which Mr. Goschen made at the Banker's Institute, and remember that he has taken up the question with the view of enforcing, in the House of Commons, a discussion on the subject of the fall in prices, I think you will admit that the labors of those who have continuously taken their part in these discussions, have not been altogether in vain.

Mr. ARTHUR JAMES BALFOUR, M. P.—I have been asked to propose the second resolution which is in these terms:—"That while admitting the influence of extraneous causes, no sufficient or scientific explanation of the almost universal fall in prices of ordinary marketable commodities can be found, except in the appreciation of the Standard of Value." Gentlemen, this is a somewhat abstract proposition, and I should certainly be occupying your time very much in vain if I were to devote many words to it, and for this simple reason, that we have not more than to-day to make converts. We are all acquainted with the basis of argument on which our platform rests, and it would be a mere waste of words if I were to detain you long with the exposition of any purely thetical principles. It will, therefore, perhaps be sufficient to remind you of the fact which has been brought only too clearly home to the trading and manufacturing classes of this country—I mean the fact of the general fall in prices; and of the inference which we draw from that fact, namely, that the cause of this general fall is to be found, not in any circumstance affecting the condition of the production and distribution of the separate commodities, but in the rise in value of the standard by which their price is estimated. Now, of course, in strictness it is just conceivable that by a strange and almost miraculous coincidence every industry, with trifling exceptions, shall be simultaneously affected by a separate and special cause which shall tend to lower its value in relation to the medium of exchange. But this hypothesis is of a kind which would certainly not for a moment be admitted in any other branch of enquiry, for it is diametrically opposed to the dictates of common sense and the cautions of scientific investigation, and we may therefore, I imagine, dismiss it without further discussion. A mere inspection of the list of the comparative prices of commodities now and ten years ago thus renders it certain that the change in those prices is due to some causes affecting the standard of value; and this certainly becomes doubly certain when we see that causes have, as a matter of historic fact, affected the standard of value which must undoubtedly have the effect of appreciating it. Let me mention among these causes, firstly, demonetization of silver; secondly, the monetization of gold; and thirdly, the abandonment by the Latin Union of the double standard. That, I think, is sufficient proof of the proposition which I commend to your notice. It will be sufficient if I add, that the evils we complain of arise in the process of change. Falling prices are probably more injurious than rising ones, they throw an amount of uncertainty and insecurity on traders, and thus they hamper industry. And we ought not to forget that we may not yet have seen the worst of the storm. We have to look both to America and elsewhere for causes of change even more severe than those to which we have submitted already; and, therefore, it is that I think it most important, not only that we should accept the abstract proposition I now commend to your notice, but that this Association should do its best to stir up public opinion on this subject. (Applause.) This, it must be owned, is no easy task. It is rendered difficult not only by the natural conservatism of the English character, of which I am far from complaining of, and by our hereditary love of the currency under which we have so long prospered; but also by the false political economy which has been current in England, though never on the Continent, but which, by the influence of such works as those of Professor Jevons and Professor Sidgwick, to which allusion has already been made to-day, cannot long continue to prevail in this country. (Applause.)

Mr. SAMUEL MONTAGU.—In rising to second this resolution, I labor under the difficulty which appertains generally to seconds, that there is very little left to be said. Mr. Balfour and other speakers have treated the question fully, and further Mr. Goschen in his address at the London Institution, and his letter to the *Times*, has treated the subject in an exhaustive manner. My only inducement to say a few words is that, having had a practical experience of over thirty-five years in foreign banking, I may be enabled to put before you one or two points which have escaped your attention. In listening to Mr. Goschen, I think most of his auditors were convinced that the main points were proved—those are the appreciation of gold, and the consequent fall in commodities. He had one difficult question to solve. That if the purchasing power of gold had increased, stocks, such as Consols and Debentures, should have risen. His notion that it was in consequence of the appreciation of gold that Consols had increased in price, cannot be maintained. On the contrary, I should expect that just the reverse would occur. If five millions of gold were now taken from this country, the price of Consols and other stocks would fall. My opinion is that the high price of the securities is caused indirectly by the effect of the appreciation of gold upon other commodities. These have decreased in value so considerably, that those trading in them—shopkeepers and dealers—have less money locked up in holding their stocks; consequently all throughout the civilized world a certain amount of capital, which was formerly locked up in those commodities, has been freed for investment, or left with the bankers. The point to which I would more especially direct your attention is that when Mr. Goschen remarked that about twenty millions fresh gold were necessary for the requirements of the world, he had taken his data from the time when bi-metallicism was in vogue. I think the cessation of the coinage by the Latin Union, Germany, and Holland, during the last nine or ten years, must have caused a greater strain on the gold supply. There is another point to which he did not allude, and that is that the depreciation in silver, which followed the cessation of coinage, has not only affected prices, but has caused a kind of anxiety in the minds of the Finance Ministers of the different countries. It has created a want of confidence in silver, which makes it necessary to consider the prospects of the future in case any one country should have great need for gold; consequently in every country the gold reserves will be guarded with the most jealous watchfulness. I have witnessed several commercial crises, but they have occurred at a time when bi-metallicism prevailed on the Continent, whence gold supplies could be obtained by sufficiently advancing our bank rate. Difficulties are now raised everywhere so as to prevent the export of gold, and if a commercial panic should arise, and we be in urgent need of gold, it might not be sufficient to raise our Bank rate. Other countries would probably do likewise, and there would be a struggle for gold of greater intensity than we have ever witnessed, and our trade would consequently suffer enormously. It appears absurd that in a great country like this we should be obliged to attach so much importance to the export or import of comparatively insignificant amounts of gold. These difficulties may be increased in case Austria should desire to imitate Italy and have a gold currency, or if any further action be taken adverse to silver. In conclusion, I would say that the reason why it is not so apparent to the general public that gold is being appreciated, is that there has been a kind of transition in the values of commodities; and owing to the wasting of values which has been going on constantly, no one has any confidence in making purchases. Formerly, when any commodity dropped in price, there was a certain amount of enterprise inducing purchases; but this wasting and shrinking has gone on for so many years that there is no courage, consequently the shopkeepers and dealers keep only a small amount of stock, thus, as mentioned before, freeing a considerable amount of capital. (Applause.)

Mr. STEPHEN WILLIAMSON, M. P.—Mr. Chairman and gentlemen, The resolution I have been asked to move is as follows:—"That the whole bearings of the Monetary Question demand review by some competent authority, and that in the opinion of the Association, an exhaustive inquiry by Royal Commission is desirable." Now, Sir, I apprehend that the gist of this resolution is that we, as an Association, have remained resolutely attached to our convictions, notwithstanding

the opposition of a certain part of the London Press, less persistent perhaps but still active. We maintain a resolute adherence to our views in regard to the aims and objects of the Association, and we desire and covet dispassionate study and examination by a painstaking and enlightened tribunal, such as a Royal Commission would be. (Applause.) We do not limit ourselves to the absolute lines of a Royal inquiry, but we are so convinced that we are right in this matter, that we court the inquiry of any enlightened tribunal, and demand any aid which the Legislature can give us, or which may be suggested. When one reads the various and perplexing views set forth from time to time in the monetary articles of the daily and weekly papers, one is often at a loss to know what the writers mean. (Hear, hear.) The conclusion one naturally arrives at is that they are often at their wit's end to account for our inability to maintain our monetary reserves, and are still more at a loss to propound any remedy. To my mind, it is clear that the world's currencies and banking reserves in gold, and its annual production, are insufficient for the world's wants. I find, in May, 1881, we had in bullion in the Bank of England £25,800,000, and reserve £13,500,000; and in June, 1881, bullion £27,200,000, and reserve £14,000,000. In May, 1882, we had, bullion £22,700,000, and reserve £12,500,000; and in May, 1883, bullion £19,800,000, and reserve £9,800,000. The "Morning Post" of to-day says the probable requirements for wheat next cereal year will be about 17,000,000 quarters, but I do not know whether that may be a correct estimate or not. Now this means in prospect a very heavy demand upon us from some quarters of the world or a other for gold, and the data on which calculations regarding the future of the money market can be made, are just now so perplexing, and so beset with difficulties, that I do not believe we may, sooner than we now anticipate, be permitted, or even compelled, to have that inquiry by the Government which this resolution describes. (Hear, hear.) I do not want to be an alarmist, but I do not like to see those banking reserves so perceptibly diminished, and our inability to maintain them, caused by the competition of other nations for that gold which by our action we have forced upon them. The scarcity leads every month to derangements that affect the public mind, and the stability of commerce and of prices. The divorce of silver money from gold money is seriously limiting our field of enterprise, and I believe so long as it lasts, it will intensify the inelastic character of our commercial operations. We believe that the adoption of our views is the only sound and rational remedy. We do not seek to dogmatise, but we wish painstaking and dispassionate inquiry. Therefore, I have great pleasure in submitting this resolution. (Applause.)

Mr. ROBERT BARCLAY, of Manchester—I suppose the reason why I have been delegated to second this resolution is that I come from Manchester. This meeting is meant to be as fully representative as possible, and in default of having a Member of Parliament representing Manchester present and identified with bi-metallic views, I have been selected. Our member, Mr. Slagg, however, might as well have done this, as that it should have fallen to me, because the resolution is not in its nature a bi-metallic one, and he distinctly intimated to our Secretary that he was in perfect accord with the resolution, and would support it in and out of the House of Commons, and be happy to push forward a movement of this kind.

There is no doubt the manufacturing industries of the country are suffering most seriously from this monetary question. Of course, merchants can take care of themselves, and fight against variations of exchange; but the manufacturing industries of Manchester and other large centres dealing with foreign countries, whenever a drop comes in exchange suffer severely. There is no doubt that just now there is a large amount of suffering among the manufacturers of Lancashire. Trade has lost its elasticity. In former times a new mill was hailed as a new proof of the advance of manufactures in Lancashire, and there was room for all; but now impersonal capital, taking the form of limited liability shares, creates a mill where there is no need for it, and is regarded as an ogre which simply crushes out older mills. This is, some may think, better for the country on the whole, but the process is a severe one for those who must suffer from it. I have in my hand a circular of May 11th, by Messrs. Ellison, which shows at a glance the state of our cotton industries. It shows that the mills have been producing more stuff than they did last year or the year before, but our foreign markets have not been taking off more goods. It gives the quantities of cotton manufactured into yarns and goods, and the quantities exported in millions of pounds and yards as follows:

	Cotton Used.	Piece Goods Exported.	Yarn Exported.	Total Exports.	
	lbs.	ya. ds.	lbs.	lbs.	
1882-3.....	864	2,601	530	145	665
1881-2.....	840	2,637	527	141	668
1880-1.....	816	2,784	557	141	698

These figures show that there is no extension of our foreign trade in cotton goods going on. There is more population, and there is fresh capital always coming in, and one result of the fall of prices is that everything is cheapened. A new mill can now be produced twenty per cent. cheaper than it could five years ago, so that there is an attraction for capital rushing in to supply new mills, thus increasing the supply of goods more quickly than the sale. The Chairman of our Manchester Chamber of Commerce was lately calling attention to this over-production, and no doubt the difficulty appears to proceed from this cause; but this will always be the case where business is declining or non-expansive, and lately turning over the files of an old newspaper of the early part of this century, I found in that journal the same kind of complaints as we have to-day, with plenty of old mills advertised for sale even then. Now those who have studied the bi-metallic question know perfectly well that the same state of things existed then as now, namely, an appreciation of gold (or money), owing to the legislation of 1816 to 1819 resulting in a fall of prices as we see to-day. Gentlemen, I have no wish to detain you with any lengthened remarks, but will simply second the resolution. I think the question is making rapid progress. Mr. Slagg's position in this matter is that of hundreds in Lancashire. There are many people who know that there is something in this question, and that it is at the bottom of our trade difficulties, but they have not grappled with it, and some time may elapse before they espouse our views, but they are anxious for inquiry. This resolution quite bears on the position we occupy in Lancashire. We are not now met with the same old arguments that we used to hear, or rather the repeated statement that England would never give up her old standard. The *non possumus* attitude is disappearing, and we should now be prepared to go forward and fight to the utmost for the aims we have in view.

Sir GEORGE CAMPBELL, M. P.—I have very much pleasure in seconding this resolution. I think it is more than a formal one, and that we are indebted very much to the Chairman of this Association, which stands alone among its kind. It seems to me it is pretty plain that if many of the great countries take to issuing gold it must get dearer. If in this country we were threatened with a disease amongst the sheep, and nobody would eat mutton, I suppose that beef would get dearer. With the great men of Finance, accustomed to the old system, it is difficult to get over the ancient prejudices; and we are especially indebted to those distinguished men who have joined this important Association, and are doing so much. (Applause.)

Testing Dolman's Fire Damper.

A number of gentlemen were present on Wednesday afternoon last, at the corner of Ninth avenue and One Hundred and Second street, to witness a fire test of William H. Dolman's Fire Damper. Among those on the ground were Messrs. James Harrison, Superintendent of Surveys at the Board of Underwriters; E. Kingsley, ex-Chief Engineer of the Fire Department; D. T. McFarlane and others. The object of the new patent is to render a building fire-proof by mechanically smothering wood, preventing combustion, and confining fire strictly to the story in which it originates. Mr. Dolman began the test by constructing, with the aid of his men, a ceiling and floor in the sight of all present, so as to give ample proof of the *bona fide* character of the experiment. First came a thin iron sheeting about one-twentieth of an inch thick, above which a layer of coal ashes was placed some three inches high, then came the wooden beams supporting the flooring, and constructed in the ordinary way, above which came a further layer of wooden ashes about two inches in thickness, and lastly the actual floor. The pile was then fired, and a tremendous heat kindled, during which several of the spectators placed their hands on the first layer of coal ashes, which was quite cool, and owing to its properties as a non-conductor of heat, the temperature of the iron sheeting was kept comparatively low and so saved the structure from burning. In about an hour's time the fire was extinguished both above and below, and the flooring taken off, when it was found to the surprise of all present that the fire had not penetrated beyond the floor, and that the joists under the top layer of

ashes were untouched. The iron sheeting above the ceiling was then taken off and the joists, which were here exposed to the greatest heat, were just slightly charred, though only to the extent of about a quarter of an inch.

List of First-Class Apartments Unrented.

The following is a list of vacancies in most of the principal apartment houses in the city, which will be found very useful by those who are seeking eligible suites for the forthcoming season.

Table with columns for address, floor, rooms, rent, and vacancy status. Includes entries like Albany, 1651 B'dway, Amsterdam, 103 W 40 top, etc.

Real Estate Department.

Business grows better as the season advances, and next month promises to be quite active. The auction sales have been well attended during the past week, though nothing very choice or attractive has been offered.

The activity of Brooklyn property, as compared with New York, really is attracting general attention among New York dealers. Undoubtedly, the opening of the bridge and the prospect of rapid transit has led to numerous purchases of houses and lots in our sister city.

The following official transfers show a slight improvement in the real estate business:

Table titled CONVEYANCES and MORTGAGES showing statistics for 1882 and 1883, including number of transactions and amounts involved.

Richard V. Harnett will, on Tuesday, the 25th inst., sell some choice lots on Ninth avenue and Ninety-first street; also a lot on Kingsbridge road, near One Hundred and Thirty-first street.

John F. B. Smyth will, on Friday, September 28th, sell a very desirable lot on Fifty-seventh street, 100 feet east of Eleventh avenue.

Gossip of the Week.

E. H. Perkins, Jr., of the Importers' and Traders' National Bank, has purchased from the Sandford Estate the four-story stone front dwelling, No. 22 West Fifty-second street, 25x100, for \$70,000.

Bernard Smyth has sold for James D. Fish the two-story brick front stores and dwellings, Nos. 420 and 422 Grand street, for \$26,000, to Charles L. Adrian.

V. K. Stevenson, Jr., has sold the four-story stone front dwelling, No. 132 East Thirty-ninth street, 20x100, for the Garrison Estate, to Max Kayser.

Wm. H. Folsom has sold for the Improved Dwellings Association five lots on the north side of Seventy-first street, 200 feet west of First avenue.

L. J. Adams has sold the four-story brown stone dwelling, 14.1x55x70, No. 220 East Forty-sixth street, to Wm. I. Young, for \$8,300.

H. Kamberger has sold for David Frank two five-story brick tenements, Nos. 1085 and 1087 First avenue, each 25x65x100, for \$31,500, to Mrs. Julia Beims.

Francis Crawford has sold the four-story brown stone dwelling, 20x58x13x100, No. 440 West Seventy-third street. The three-story and basement brown stone dwelling sold by Mr. Crawford, as mentioned in our last, is No. 423 East Fifty-eighth street.

Messrs. Scott & Myers have sold for John H. Deane two lots on the south side of One Hundred and Sixteenth street, 350 feet east of Eighth avenue, for \$12,000, and four lots on the same street, 100 east of Eighth avenue, for the estate of L. Appleby.

Park Commissioner John D. Crimmins has sold the three-story brown stone house, 16.8x45x100, No. 244 East Sixty-eighth street, to Lyman Rindskopf, for \$14,000.

Messrs. Riker & Co. have sold the four-story high stoop house, No. 45 West Fifty-sixth street, 22.8x65x100.5, for \$43,000, and three lots on Sixty-eighth street, between Eighth and Ninth avenues, for \$28,500.

The two seven-story apartment houses, Nos. 104 and 106 East Eighty-first street, together in size, 83x92x102.2, the sale of which was reported last week, were purchased by William R. Martin, who, in part payment sold to F. Correll three lots on the south side of Sixty-seventh street, commencing 350 feet west of Eighth avenue, and two lots on the north side of Sixty-sixth street, 375 feet west of Eighth avenue, for \$60,000, and four lots on the north side of One Hundred and Forty-third street, west of the Boulevard, for about \$12,000; brokers, Riker & Co.

It will be noticed that three mortgages upon property on the west side of Eighth avenue, about 103 feet north of Thirteenth street, also on the east side of the same avenue, between Thirty-sixth and Thirty-seventh streets, and on the north side of Fifty-third street, east of Sixth avenue, have been assigned to Mrs. Langtry by Wm. Boswell. The amount of Mrs. Langtry's claims on these pieces of property are \$16,000, \$45,000 and \$20,000, a total of \$81,000.

Doctor Evans, the dentist of Napoleon III., is credited with having paid the largest price for west side property. In 1872 he purchased the block bounded by the Boulevard, Ninth avenue, and Eighty-ninth and Ninetieth streets, for which he paid \$9,000 a lot. This was eleven years ago. He would be lucky were he to get \$9,000 for the Boulevard lots alone at the present.

The contract has been awarded for constructing an avenue from One Hundred and Tenth to One Hundred and Twenty-fifth street, at the base of Morris Drive. It is to be completed within a year at a cost of \$62,000. The carriage way above Morningside Drive will, of course, be finished first.

Hugo Gorsch has sold, for Frederick W. Renwick, five lots on the north

Notes and Items.

At a late meeting of the Park Commissioners, the Treasurer was authorized to procure bids for removing rock at Mt. St. Vincent, and issue an order to the lowest bidder for doing the work, twenty-four laborers were also engaged for work on Riverside Park, and E. H. Wootton was authorized and directed to proceed with the laying of Syssel asphalt pavement, ten feet wide on the Park sidewalk of Fifth avenue, from Seventy-second to Eighty-fifth street, at a price of 22 1/4 cents per square foot.

side of Eighty-eighth street, 250 feet west of First avenue, to Laura Hansgen; the consideration stated being \$25,000.

Messrs. Yenni, McGowan & Co. have sold two four-story brick stores and tenements, Nos. 413 and 415 East Thirty-fourth street, north side, 100 east of First avenue, 25x67x98.9, for Joseph Marshall, to Haines Bros., and four lots on the north side of Ninety-seventh street, 100 feet west of Second avenue, for Haines Bros., to Joseph Marshall; also the three-story brick and brown stone flats, Nos. 437 and 439 East Eighty-eighth street, 22x60x102.2 and 28x70x102.2 respectively, for Samuel Wallach, to John Smith, for \$22,400.

Thomas Wilson has sold the three-story and basement first-class stone front and frescoed dwelling, 16.8x55x100, on the north side of One Hundred and Twenty-sixth street, 125 feet west of Seventh avenue.

Brooklyn.

Messrs. Bulkley & Horton have sold the two-and-a-half-story frame dwelling, No. 215 Washington avenue, 37x100, to Dr. W. F. Muller, for \$9,000; three-story frame dwelling, No. 189 Ryerson street, 18.9x36x100, to J. J. Redmond, for \$3,900; two-and-a-half-story frame dwelling, No. 116 Waverly avenue, to S. E. Horton, and the three-story brown stone dwelling, No. 135 Cumberland street, 16.8x45x100, to Dennis Curran.

Out Among the Builders.

C. T. Barney proposes shortly to commence the erection of nine four-story and basement brick and Belleville stone houses, each 16.8x65 and extension, on the south side of Fifty-fifth street, commencing 100 feet west of Sixth avenue. They will be in the advanced style of architecture and have all modern improvements, the plans being similar to the six houses erected by the same gentleman on the north side of the street, opposite. Architect, J. B. Lord; cost, about, \$180,000.

The Commissioners of Public Works intend to construct iron sheds around the Fulton Market, on Fulton and South streets, of a diameter of 435 feet, and a height of 15. The plans are now being drawn by Douglas Smyth. The sheds will have glass in the roof as well as ventilators. The contract is not yet given out.

C. C. Haight has the plans for extensive alterations and additions to the residence of H. A. C. Taylor, 121 East Twenty-first street, 27x125, to cost about \$10,000.

Louis Weber intends to erect towards the end of the fall four five-story double improved tenements, 25x85, on the north side of Ninetieth street, 270 feet west of Second avenue. They will have fronts of brick and brown stone, and will cost about \$100,000.

S. O. Wright has purchased an additional five feet of ground on the south side of One Hundred and Thirtieth street, between Sixth and Seventh avenues, and intends to erect on the site three brown stone houses, 18.4x50, instead of 16.8x50, as previously announced. The cost will be \$45,000, and the architects, Cleverdon & Putzel, are now altering the plans accordingly.

Isaac A. Hopper will improve the two lots on the south side of One Hundred and Sixteenth street, 300 feet east of Eighth avenue.

Frank A. Civile intends to build on the plot, 100.11x75 on the southeast corner of Madison avenue and One Hundred and Twentieth street.

J. P. Morgan, of Drexel, Morgan & Co., is having extensive alterations made to his stable on the corner of Thirty-sixth street and Madison avenue. Wm. Schickel has the plans.

Joseph Marshall intends to build four four-story double brick and brown stone flats on the north side of Ninety-seventh street, commencing 100 feet west of Second avenue.

S. H. Bailey and J. W. Beggs have transferred their interest in the Davidson and Bailey flats on Lexington avenue and One Hundred and Sixth street, to Capt. B. Richardson, who will complete the buildings, which are to be ready for occupancy in thirty days.

Mr. W. Cole intends to erect a first-class apartment house and private dwellings on the lots recently purchased by him on One Hundred and Sixteenth street, between Seventh and Eighth avenues.

F. B. Thurber is about to have erected five rustic cottages on a large plot of ground owned by him at Lotus Land, Tannersville, N. Y. They will be erected as an experiment, and should this be successful, Mr. Thurber will establish a colony in this romantic locality, and probably erect about a hundred cottages there. The sketches are now being drawn by Thayer & Robinson.

Cleverdon & Putzel are drawing the sketches for a two-story and attic stone and frame cottage, 29x49, to be constructed on Maine street, Bridgeport, Conn., for John Hampton, at a cost of about \$5,000.

Albert Wagner has the sketches in hand for a frame hotel, having a frontage of 250 feet and a depth of 50, to be erected at Pine Hill, in the Catskills, for Mrs. E. Baker, of Chicago. It will contain accommodation

for two hundred guests, and be three and four stories in height. It will be located near the Ulster & Delaware Railroad, and be 2,000 feet above the level of the Hudson. It is situated in a most picturesque spot, overlooking the Pine Hill Valley. Attached to the hotel will be pavilions, bowling alleys, and accommodation for lawn tennis and other games, as well as a children's play room and dance hall. In addition to this all modern improvements will be provided. The approximate cost of the undertaking is \$125,000.

Joseph M. Dunn has the plans in hand for a two-story and attic frame residence, 37x34, and kitchen extension, to be erected at Wave Crest, Far Rockaway, for J. Casey, the proprietor of Casey's Hotel, at a cost of about \$5,000.

Brooklyn.

Th. Engelhardt has plans in hand for a two-story brick factory, 51x122, with boiler and engine room, to be erected on the north side of North Third street, 148 feet east of Second street, for Paul Weidman, at a cost of \$12,000; a two-story frame dwelling, 22x35, with extension 9x12, to be erected on the east side of Lewis avenue, 25 feet north of Stockton street, at a cost of \$2,000, for Margaret Coates; three-story frame flat, 20x55, on the southeast corner of Broadway and Lafayette avenue, at a cost of \$5,500, for Joseph Lawson; one-story brick church, 55x100, with spire, 160 feet in height, to be erected at Nos. 189 to 195 Maujer street, at a cost of \$35,000, for the Trustees of the German Evangelical Lutheran Church; three-story brick dwelling, 25x55, to be erected on the southwest corner of Tompkins and Park avenues, at a cost of \$8,000, for Anthony Wetterer; three-story brick dwelling, 25x55, to be erected at No. 54 Tompkins avenue, at a cost of \$6,500, for C. T. Teves; three-story frame dwelling, 25x56, to be erected on the west side of Bushwick avenue, 54 feet south of Wall street, at a cost of \$5,000, for John Mayer; two three-story brick dwellings, together in size 46x26, to be erected on the north side of Clifton place, between Franklin and Clason avenues, at a cost of \$4,500 each, for William Middleton; also a two-story frame cottage, 35x39, to be erected at Schroon Lake, N. Y., at a cost of \$3,500, for A. Froehlich, and for three three-story frame dwellings to be erected on Floyd street, near Marcy avenue, at a cost of \$4,000 each.

Stoutenberg & Johnson will erect six three-story brick dwellings, Queen Anne style, each 20x44, on the south side of Jefferson street, near Tompkins avenue.

G. L. Morse has plans in hand for a three-story brick store, 21.8x68.6, to be erected at No. 88 Fulton street, for Mr. Semonite.

Mercein Thomas is engaged on plans for a one-story frame Queen Anne depot, 20x30, to be erected in Flatbush, L. I., for the Brighton Beach Railroad Company. The same architect has plans in hand for a three-story brick bowling alley, 40x100, to be erected in the Twenty-third Ward, New York City, at a cost of \$8,000.

Contractors' Notes.

Estimates for the heating and ventilating of a hospital building on North Brothers Island, City and County of New York, will be received by the Commissioners of the Health Department, at No. 301 Mott street, until 2:30 o'clock, P. M., September 25, 1883.

Estimates for repairing pier, old 29, North River, for repairing the shed on pier, old 29, North River, and for painting the shed on pier, old 29, North River, will be received by the Dock Commissioners, at Nos. 117 and 119 Duane street, until 12 o'clock, M., Wednesday, October 3, 1883.

Bids or estimates for building a plate girder bridge in the Southern approach of the Madison Avenue Bridge at 138th street; and for constructing sewers and appurtenances in 149th street, between Brook and Robbins avenues; 145th street, between North 3d and College avenues; Grove street, between Brook and North 3d avenues; with connecting sewers in Bergen avenue, between Westchester avenue and Grove street; North 3d avenue, between Westchester avenue and 156th street; 151st street, between North 3d and Courtlandt avenues; 152d street, between North 3d and Courtlandt avenues; 153d street, between North 3d and Courtlandt avenues; 154th street, between North 3d and College avenues; Elton avenue, between 153d and 157th streets; Courtlandt avenue, between 151st and 154th streets; also for regulating, grading, setting curb and gutter stones, flagging the sidewalk four feet wide and laying crosswalks in 146th street, between the east curb-line of North 3d avenue and the west curb-line of St. Ann's avenue.

Special Notices.

The dissolution of partnership is announced of B. & T. Geswein, under date of August 23, 1883, as will be noticed in another column. The business is now carried on by Teresa Geswein, widow of George Geswein, at 329 East Sixtieth street.

The business card of Messrs. Crane & Clark, the well-known lumber and timber dealers, appears in another column. This firm has been established over thirty years, and constantly keeps on hand, under cover, a large and well seasoned stock of spruce timber and pine lumber. Their place of business is at the foot of Thirtieth street, North River.

BUILDING MATERIAL MARKET.

BRICKS.—At last we have a break in the monotony of the market for Common Hards, and the development of quite a little excitement and somewhat feverish tone. The volume of demand has not increased, indeed it is a question if there has not been some falling off in the number of buyers, especially on consumptive account, and the suppression of supply is the principal factor upon which the market has been stimulated into a gain of fully 50@82½c. per M during the week, and the feeling still a trifle "upish." It is intimated that the recent meeting of manufacturers may have germinated the movement which has led to present results, but wherever the start, the market has certainly been scantily supplied with stock from all points along the river, and the reports sent in intimate quite clearly that most makers intend keeping up short shipments until they feel that a more satisfactory price has been fully established. They have commenced holding back with a pretty full accumulation of stock on hand, but seem to think they can carry it and force buyers to meet them at the terms asked. It is possible that matters may work out as expected, but memory goes back to past seasons and recalls the

failure of similar movements when demand was sharper and the supply under better control than at present. As we write the ruling rates appear to be \$6.00@6.25@6.50 for Jerseys, \$6.50@6.75 for "Up Rivers," with certain fancy brands a fraction higher, and \$7.00@7.25 for Haverstraws, very few of the latter offering, but all the above rates it would be as well to consider somewhat nominal, as the chances are that before this reaches our readers further additions to cost will be made. Actual consumption of stock has fallen off somewhat, but dealers show more anxiety, and really fine cargoes go into accumulation with greater freedom. Pale brick have sold freely and closely, without anything left over, and the cost is somewhat higher, with some very choice lots selling at quite extreme rates. On nearly all grades of Fronts there is a firm feeling, and the general demand continues to exhaust the supply as rapidly as it is offered. From one of the numerous speculative organizations struggling for existence and recognition as an "Exchange," there has been sent out this week, what purported to be a list of "future" sales of brick. Very few legitimate dealers had heard of this movement until we called their attention to the reports as published, and the almost universal verdict was "bosh." In fact no one who knows anything about the market

at all would be so foolish as to handle stock on a margin in the quantity named or at the rates suggested, especially at this season of the year. Furthermore when the trade want to speculate in building material they have a regularly established place to do so and can have qualified persons to attend the business. It looks now as though, in the anxiety to attract notice, the promoters of this latest scheme to fleece the lambs rather overdid the thing in doctoring up reports, and a member of the regular trade, after a glance over the list of transactions, softly murmured, "washed." Whether he referred to the bricks or the alleged sales we were unable to determine.

GLASS.—The general market for window glass continues in good form with considerable advantage for the seller. Domestic stock is scarce with an impression that supplies cannot be increased for some time to come, and buyers are somewhat anxious to operate. The imported goods are also selling rather close to the arrivals and, with encouraging accounts from abroad, sellers firmly look for full former rates.

HAIR.—The market for plasterer's hair is in very fair shape and sellers have no reason to complain

6th av, No. 100, e s, 44.3 n 8th st, 20x77.7, three-story brick store and dwellg.

MISCELLANEOUS.

All title of grantor in estate George Howard, dec'd. Wilson B. Howard to Frances C. Burnes. Sept. 13.

23d and 24th WARDS.

Arcularius pl, n s, 324.5 e Girard av, 75x100. Edwin Fraser to Charles Fraser. 1/2 part. June 21.

150, with right of way, &c. Henry B. Douglass to Otis Corbett. June 30.

LEASEHOLD CONVEYANCES.

Ann st, Nos. 21 and 23, n e cor Theatre alley. Assign. lease. Edward Propfe to John W. Wiebold.

KINGS COUNTY.

SEPTEMBER 14, 15, 17, 18, 19, 20.

Adams st, n s, 350 e Short st, 25x100, Flatbush. John H. Platt, assignee of Robert Baile, to Edmond C. Bowen.

Broadway, westerly cor Somers st, 278.6 to Hull st, x 200x200 to Somers st x 393.9. Dora J. Fagan to James F. Ker. Sub. to mortgages and judg. of foreclos; also taxes, &c.

Table listing real estate transactions in New York City, including names of parties, addresses, and amounts. Includes entries for Hagadorn, Lucy; Hindley, T.; Herrmann, H.; Howard, Clara; Hannon, Maggie; Hanaher, Alice; Hamilton, Mary; Herz, Annie; Jacoby, H.; Johnson, Georgia; Jones, Minnie; Johnson, Julia; Kistermann, H.; Kregeloh, H. J.; Kitsell, W. T.; Kimmel, Elizabeth; Lehmann, Katharina; Lambert, Lucy; Lawrence, E. H.; Leroy, A.; Lewis, Frances; Lindstrow, Rosa M.; Masson, M. and Marie A.; Matthews, M. E.; Menzer, C.; Moore, G. W.; Murphy, C. T.; McCabe, B.; McMahon, J.; Martyn, C.; Mason, R. O.; Nelson, Jennie; Noel, Josephine R.; Needham, J. T.; Perry, R. P.; Perring, J. E.; Phippany, Fanny; Preston, Froncie E.; Pellegrini, G.; Pender, W.; Phillips, Eliza S.; Ploghaft, A.; Pouthieur, C.; Reeves, Maria; Riamars, Minnie; Raich, W.; Seyler, A. Mary; Sherrick, Carrie; Stormes, Ada; Summers, E. S.; Schulte, A. E.; Shaw, Eva; Schwab, J.; Simpson, G. S.; Tasola, F. A.; Thompson, D.; Thompson, W. S.; Thomason; Van Campen, Mary R.; Walker, Mary; Walsh, Maggie; Warren, H. A.; Whalen, Maggie; Wilson, T. F.; Wolf, J.; Wall, W. F.; Weber, Theo.; Henrietta Pincus; Weeks, G.; Wrede, G.; Wood, J. H.; Woolley, Annie.

Table listing real estate transactions in Kings County, including names of parties, addresses, and amounts. Includes entries for Huck, Geo.; Hugel, J. G., Jr.; Leonard, P.; Marcus, L.; Nebenzahl, A.; Nichols, Cora I.; Newman, J.; Nussbaum, S.; Ormsby, R.; Ott, Frederica; Richard, J.; Rachticht, P.; Rittel, J.; Ritzler, G. J.; Ritzler, E. A.; Romaine, A. A.; Sheffin, C.; Snow, G. W.; Tobey, H. H.; Van Syckle, J. H. & Co.; Vitall, A.; Van Campen, S.; Walter, M. L.; Weber, J.; West, J. R.; Wood, A. G.; Woolcocks, T. J. & Sons; Yale, A. and Jane G.; Best, M.; Bohrer, Auguste; Carilli, Maria L.; Cornwell, C. M.; Dugan, Maria; Farrell, Matthew; Kerr, S. G.; Kissel, W.; McGee, Emily C.; Marston, J. R.; Mulligan, J.; Schellhas, P.; Schultze, F. W.; Sturges, L. B.; Von Elm, C.; Wallace, Geo. W.; N. Y. ASSIGNMENTS CHATTEL MORTGAGES; Dupre, O.; Davis, Theresa A.; Faulkner, A.; Frisch, J.; Kennedy, M.; La Rosa, J.; Smith, J. B.; Kings COUNTY. SALOON FIXTURES; Atwood, J. E. and H. Purdy; Cammer Brothers; Degen, L.; Dean, J. H.; Kaufmann, Ernst; Knef, Andrew; McLone, James A.; Riese, G.; Schuck, M. H.; Smith, Chas.; Symonds, B. R.; Stouvenel, K. A.; Van Name, N. H.; Ziegler, Wm. F.; HOUSEHOLD FURNITURE; Brown, E. R.; Bungert, Lena; Buys, F. T. E.; Bolger, Eliza; Casey, Wm.; Dills, J. F.

Table listing real estate transactions in New York City, including names of parties, addresses, and amounts. Includes entries for Gifford, F.; Godley, E.; Griffin, A.; Growney, L.; Henderson, E.; Kiermaier, J.; King, B.; Long, J.; Lewis, Mary E.; Wurdock, A. R.; Miller, J.; Myers, J. G.; Shultz, A. B.; Simpson, R.; Stockwell, H. B.; MISCELLANEOUS; Adams, Frank H.; Asch, Martin; Berrett, Ellen; Berg, Peter; Erling, P.; Esposito, Luigi; Fischer, A.; Holden, H.; Huber, Conrad; Kane, James F.; Kenna, P. J.; Lindblad, C. W.; Mehrtens, J. F.; Metcalf, R.; Muller, Carl; Mallmann, G. J.; McGann, P. H.; McGill, Peter; Ryder, E. P.; Schacher, W.; Smith, C. S.; Vansyckle, J. H.; Walker, David B.; Webb, Geo. H.; Wilkenschoff, Otto; BARGFREOLE, George D.; Heinrich, Carl D.

JUDGMENTS.

Table listing judgments in New York City, including names of parties, addresses, and amounts. Includes entries for Sept. 18 Asher, Max; 18 Atwood, Thomas S.; 20 Andrus, Miles B.; 20+ Austin, William R.; 21 Allen, Thomas; 15 Broas, George E.; 17 Barnett, Clarence; 17 Barr, Edward; 18 Blum, Emile M.; 18 Brown, Anson S.; 18 Baxter, Charles; 18 Bonnell, John Harper; 19 Buckley, John L.; 19 Blum, Emil; 20 Brown, Frank; 20 Brown, J. Howard; 20 Blaskopf, Louis; 20 Blaskopf, Hermina; 20 Baum, Bernhard; 21 Baum, Benjamin W.; 21 Baum, Benjamin W., Jr.; 21 Benderitter, Joseph A.; 15 Charlick, Gardner B.; 17 Cole, Eugene H.; 17 Carpenter, James H.; 18 Cohen, Rosa; 18 Cox, Clara A.; 18 Crowley, F. C.; 18 Collins, John; 19 Clyde, Robert I.; 20 Couried, Heinrich; 20 Cottlow, Mary; 21 Cunningham, John; 21 Cassel (formerly Eckels), Josephine B.; 21+ Carmack, T. J.; The Hinton Mfg Co.

Table of names and amounts, including entries for Campbell, William M., Cowpland, Charles C., Dowling, John M., etc.

Table of names and amounts, including entries for McKenzie, Alexander C., McConnell, James, McGinley, David, etc.

Table of names and amounts, including entries for Underhill, Gerard H., Unbekant, Frederick E., etc.

KINGS COUNTY.

Table of names and amounts under Kings County, including entries for Achor, S. T., Ballenberg, Louis, etc.

Table of judgments with columns for names (e.g., Reeve, Albert A., Sullivan, John R. and Thomas-H. E. Griswold), amounts, and dates.

SATISFIED JUDGMENTS.

NEW YORK

September 15 to 21—inclusive.

Table of satisfied judgments in New York, listing names (e.g., Aitken, Edward, Bushnell, Chester), amounts, and dates.

Table of judgments in Kings County, listing names (e.g., Wortendyke, David D. and Abraham D.), amounts, and dates.

KINGS COUNTY.

September 15 to 21—inclusive.

Table of judgments in Kings County, listing names (e.g., Burbank, William-G. Danhoff), amounts, and dates.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses (e.g., Broadway, s e cor 23d st), names, and amounts.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses (e.g., Macon st, n s, 250 w Reid av), names, and amounts.

Table of judgments in Kings County, listing addresses (e.g., 18 Grand st, No. 95), names, and amounts.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, listing addresses (e.g., Sixty-fourth st, No. 104 E.), names, and amounts.

+ Cancelled and discharged of record by order of Court.
**Discharged by depositing amount of lien with County Clerk.

KINGS COUNTY.

September 15 to 21—inclusive

Table of satisfied mechanics' liens in Kings County, listing addresses (e.g., Wolcott st, No. 152, n s, 160 w Conover st), names, and amounts.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Spring st, n s, 36 w Hudson st, one one-story brick and wood store on rear of 303 Hudson st, 14 x25, tin roof; cost, \$800; owner, Isaac Parmlly, 344 West 29th st; builders, Wm. Potterson and L. Sibly. Plan 1068.

BETWEEN 14TH AND 59TH STS.

39th st, n s, 225 e 1st av, one one-story brick gas retort house, 126.8x60.8, roof, iron trussed and slate; cost, \$18,000; owner, Equitable Gas Light Co., Post Building, Exchange pl; architect, Jno. F. Harrison; builder, Richard Deeves. Plan 1066.
39th st, n s, 60 e 1st av, one one-story brick gas purifying house, 60.8 and 40x92, slate roof; cost, \$13,000; owner, architect and builder, same as last. Plan 1067.
49th st, No. 534 W., rear, one five-story brick tenement, 19.6 and 36x49, tin roof; cost, \$7,000; owner, architect and builder, Phillip Hausmann, 522 West 49th st. Plan 1085.

Table listing property locations and descriptions in New York, including Union av, s w cor or junction of North 10th st, runs south along av, 34.3 x west 58.3 x northeast 65 10 to North 10th st, x southeast 15. William Colt agt Elizabeth J. Thompson et al; att'y, W. Coit.

RECORDED LEASES.

NEW YORK.

Table of recorded leases in New York with columns for address, description, and per year amount. Includes entries like Broad st, No. 100, being the office adjoining said No. 100 Broad st. Martin Whitty to Menese Barsesa; 5 years, from Sept. 1, 1883.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including Adams, J B—R Kneesham, Richmond st. \$1,750; Allen, E S—J A Frazer, Oak av, Clinton 100.

Table of property listings in Essex County, including Corwin, J J—W M Corwin, South 9th st. 1,000; Conover, A H—A O Gittens, Astor st. 100; Catron, Hiram—Wm Lyon, Kinney st. 300.

MORTGAGES.

Table of mortgages in Essex County, including Babbitt, F M—S H Pennington, Jr., Milburn 500; Baker, D N—C Conant, Livingston 940; Barton, J H—C Crane, Livingston 1,500.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, including Adams, J B, 8 Richmond st—M E Kneeshaw, furniture 60; Bending, Henry, S Orange—B W Freeman, horses, wagon, &c. 100.

Table of property listings in Hudson County, including Onaas, J H, 847 Broad st—A T Soaker, paper hanging fixtures, &c. 392; Reinbatt, Fred'k, 535 Market st—J Hensler, saloon 215.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, including Arlington Cemetery Association—Rachel A Cook et al, Kearney \$80; Arlington Cemetery—The Rural Homestead Co, Kearney nom; Banta, W S, exr of Mary Berry—J O'Hare, West Hoboken 400.

MORTGAGES.

Table of mortgages in Hudson County, including Brady, John—E A Miller et al, Bayonne, 3 years 1,100; Churchill, Hannah—E G Gifford, 5 years. 12,000; Drasel, Fredericke—F Schweickerath, 1 year. 500.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, including Coar, R B—Mullins & Co, furniture. 187; Cushing, Jerome—H M Dentin et al, horse, wagon, &c. 140.

BILLS OF SALE.

Table of bills of sale in Hudson County, including Feinen, Conrad, Seacaucus—Henrich Hefeling, 4 horses, 2 wagons, 1 truck, harness, 1 cow, 50 hogs 1,600.

JUDGMENTS.

Table of judgments in Hudson County, including Bermes, Daniel—L C Hauenstems. 76; Griffith, Mary E—J Garlich et al. 2,082.

PASSAIC COUNTY.

MORTGAGES.

Table of mortgages in Passaic County, including Brunnen, Henry—A Doremus, Acquackanonck Tp. \$8,000; Counter, J B—R M Post, Acquackanonck Tp. 2,500.

Morgan, Catherine—M Suttle, Mechanic st	1,000
McLaughlin, Chas—E A Kavanagh, West 24th st	100
McLaughlin, Chas—Society for Useful M'f'gs, West 24th st	200
Mead, William—Israel Reeve, Pompton T'p	275
McGrath, Mary—T C Cooper, Beach st	400
Meyer, Peter—Mary Ackerman, 1 aterson st	200
Piasecki, Martin—J W Morrow, Straight st	2,000
Phillieos, WJ—J S Randall, Sumner and Ellison Pfanuebecker, Philip—Society for Useful M'f'gs, Bridge st	650
Post, Sarah J—M Carrick, Linden st	500
Pritchard, Joseph—H McLean, Bond and Beach sts	1,150
Rempt, Care—G and W J Landan, Cross st	2,300
Ross, Richard—N Vreeland, Paterson av	1,000
Thompson, H H—M Carrick, Linden st	2,500
Van Nek, J A—A Elvin, Tyler st	1,700
Youngman, Catharine—E Titus, Main st	1,000
Same—P Warren, Main st	6,000
CHATEL MORTGAGES.	
Brown, T D—J H Brown, horse and wagon	250
Kinsey, Charles—A Gilland, Manchester T'p	300
Malone, Joseph—B Feeney, Paterson	132
JUDGMENTS.	
Cole, H W—Baker & Clark	1,131

BUILDERS' SUPPLIES.

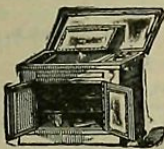
NOTICE IS HEREBY GIVEN THAT THE co-partnership, heretofore carried on at No. 329 East 60th street, by B. & T. Geswein, expires on this day by limitation, and that the business will, until further notice, be continued at said place by TERESA GESWEIN, widow of GEORGE GESWEIN, only.
Dated August 23d, 1883. TERESA GESWEIN.

WM. J. LAW,

Manufacturer of

Dumb Waiters,
Portable and Stationary

REFRIGERATORS
709 & 711 THIRD AV.



E. W. HAZAZER,

Electric Bells and Burglar Alarms.
33 MURRAY STREET.

MARBLE MANTELS from \$16 to \$250.
Call and see them, before purchasing,
At STEWART'S, 1389 BROADWAY,
Between 37th and 38th Streets.

L. HECK,

FANCY STAIR NEWELS,

Hard Wood Doors, Etc.,

123 and 125 WEST 28th STREET.

Hair! Hair!! Hair!!!

A. McNEELY, Wholesale Dealer in
PLASTERING HAIR,
Nos. 28 and 30 ADELPHI STREET,
Bet Flushing and Park Aves., BROOKLYN
Fine Goat Hair a Specialty.
Dealers supplied with Packages to suit the Trade
Box 287, Mechanics' & Traders' Exchange.

GEO. H. TOOP,

Lexington Iron Foundry,
88th Street and 4th Avenue,
And 91st Street and 1st Avenue.

D. BLACK,
STAIR BUILDER
151 & 153 East 128th St.

LOUIS REISS,

PAINTER AND DECORATOR
Fine Wall Papers and Painters' Supplies.
1404 Third Avenue, N. Y.

ESTABLISHED IN 1665.

THE

Middlesex Quarry Co.,
PORTLAND, CONN.

A1 STONE—For Fine Residences and Monuments.
No. 2 STONE—For Warehouses, Churches and Trimming Jobs.
COARSE JUNK STONE—For Piers, Walls, Foundations, &c.

Refer to following Buildings in New York:
WM. H. VANDERBILT, 51st st. and 5th av.
FREDERICK GALLATIN, 53d st. and 5th av.
MESSRS. TWOMBLY & WEBB, 54th st. and 5th av.
WM. H. FOGG, 87th st. and 5th av.
R. L. STUART, 68th st. and 5th av.

I. V. MEAD,

Manufacturer of

Stone Cutters', Contractors' AND MASONS' TOOLS,
370 AVENUE A, near 23d STREET.

BUSH HAMMERS A SPECIALTY. Repairing and Sharpening done in the best possible manner. Iron Work in all its Branches.

BUILDERS' SUPPLIES.

GRATES AND FENDERS.

OPEN FIRE-PLACES,
IMPORTED TILES,
IMPROVED

FURNACES.

THE IMPROVED

BEEBE RANGES,

ELEVATED AND LOW OVENS,

IRON STABLE FITTINGS, HAY RACKS,
MANGERS, &c.

AT WHOLESALE AND RETAIL.

JANES & KIRTLAND, 19 EAST 17th ST.

JAMES THOMSON,

PLAIN AND ORNAMENTAL

PLASTERER,

245 WEST 46TH STREET,
Bet. Broadway and 8th avenue. New York.

M. & J. DOYLE'S

NEW SYSTEM OF ROOFING.

Any space up to 75 feet can be covered without centre supports, leaving the entire space clear, substantial, handsome, and at half the price of any other roof.

DESIGNS AND PRICES GIVEN.

150 EAST 25th STREET.

A. L. FAUCHERE & CO.,

IMPORTERS AND MANUFACTURERS,
Foreign and Domestic

MARBLE FOR INTERIOR WORK

Office and Warerooms,

433 and 435 7th AVENUE NEAR 34th STREET

J. WHITEHOUSE,
STEAM STONE WORKS.

538 EAST 117th STREET

Salt-Glazed, Thoroughly Vitrified

Sewer and Drain Pipe,

Fire-Brick and Terra Cotta Ware,

Manufactured by

OTIS & GORSLINE,

AT ROCHESTER, N. Y.

New York Office and Yard, } East 138th Street,
Mott Haven.

These pipes are made from a combination of superior clays, are thoroughly VITRIFIED and SALT-GLAZED. Indestructible from the action of all the elements, can be laid perfectly tight, and more durable than iron. end for Illustrated Catalogue.

J. W. & H. C. MORAN,

BLUE STONE DEALERS

Hamilton Av. Cor. Hicks St., Brooklyn.

JAMES BROOKS,

MANUFACTURER OF

SHELL LIME

Factory, 55th St., and 11th Ave.

New York.

MASONS AND FARMERS SUPPLIED.

A. Hall Terra Cotta Co.

ARCHITECTURAL TERRA COTTA, FIRE-BRICK,
FURNACE-BLOCKS, &c.

Moulded, Buff, and Colored Building
Brick.

Perth Amboy, N. J.

SMITH, BRIDGE & CO.,

6 W. 14th St., & 3 W. 13th St.

**ELECTRIC DOOR OPENER,
BURGLAR ALARMS,
ELECTRIC GAS LIGHTING.**

PECK, MARTIN & CO.,

Successors to

J. S. PECK & SON,

Dealers in all kinds of

Masons' Building Materials,

FOOT 30th STREET, NORTH RIVER.

FOOT SPRING STREET, NORTH RIVER.

FOOT 48th STREET, EAST RIVER.

FOOT 74th STREET, EAST RIVER.

132th STREET AND HARLEM RIVER.

J. S. PECK. NATHAN PECK. ROBERT C. MARTIN.

BUILDERS' SUPPLIES.

PORTLAND CEMENT.



Warranted Equal, if not Superior, in every respect to any Brand Imported.
UNSURPASSED IN STRENGTH, FINENESS AND DURABILITY.

Has given entire satisfaction wherever used.
Send for Testimonials and Tests.

BAETJER & MEYERSTEIN,
No. 5 Dey Street, New York.
SOLE AGENTS FOR THE UNITED STATES.

A. KLABER,

Steam Marble Works,

256, 258 & 260 E. 57th Street,

At 2d Ave. Elevated R. R. Station. NEW YORK.

ROWE & DENMAN,

Mason's Building Material Yards

358 & 360 West Street,

Foot West 55th St., New York.

Also, address, Box 17, Mechanics' and Traders' Exchange, 14 Vesey St. Sole agents in New York for

BURNS, RUSSELL & CO.'S

Celebrated Baltimore Front Bricks,

General Dealers in

ENGLISH AND AMERICAN

PORTLAND CEMENT

Patented September, 1882.

HYGIENIC

Wrought Iron Furnace,

HULL, GRIPPEN & CO.,

310 AND 312 THIRD AVENUE.

Send for Circular.

SOLID RELIEF.

THE NEW DECORATION FOR SIDE WALLS AND CEILINGS.

(Patented July 24th, 1883.)

Artistic, durable, and impervious to atmospheric influences. Special and exclusive designs in these materials.

Artmann & Fechteler,

Fresco Painters and Designers,

966 SIXTH AVENUE - - - NEW YORK.

J. B. SMITH,

SASHES, DOORS, BLINDS,

CABINET WORK, MANTELS, &c.,

MOULDINGS AND TRIMMINGS,

176 & 178 EAST 116th STREET, NEW YORK.

LOUIS BOSSERT.

LUMBER, AND DOORS, PINE AND
MOULDING, CEILING, SPRUCE
SASHES, BLINDS, SIDING, FLOORING, &c.

MOULDING AND PLANING MILL,

18, 20, 22, 24, 26, 28 & 30 Johnson Ave.,

Office, 6 & 8 Union Av., B'klyn, E. D.

R. F. WHIPPLE,

MANUFACTURER OF

WINDOW FRAMES

20 & 22 Bergen Street, Brooklyn.

PETER BACKUS,

Steam Heating Apparatus

For Public or Private Buildings.

Sole New York Depot for the sale of the

Albany Steam Trap Co.'s Specialties

133 & 135 WEST 25th ST., Bet. 6th and 7th Aves., N. Y.

CABINET WORK.

White, Potter & Paige Manuf. Co.,

415 Willoughby Av., Brooklyn, N. Y.

Manufacturers of "Builders' Cabinet Work," Hardwood Mantels, Doors, Trimmings, Wainscoting, Console and Pier Frames and Architectural Wood Work. Special designs made, and estimates given to architects and builders.

TELEPHONE CALL 273, WILLIAMSBURG.

House Cabinet Work,

TRIMMINGS, DOORS, MANTELS, WAINSCOTING, CORNICES, &c.,

EDW'D REYNOLDS,

243 to 249 West 47th Street,

Bet. 8th Av. and Broadway.

NEW YORK.

ARTISTIC CABINET WORK

B. Schmidt & Co.,

501-505 East 70th Street, New York.

HARDWOOD DOORS, CEILINGS, MANTELS, TRIMMINGS, MIRROR FRAMES, &c.

HALL & GARRISON,

Manufacturers of Wood Mantels, Cabinet Trim, INTERIOR DECORATIONS,

Church, Office and Bank Furniture

Of all Descriptions.

Office, 122 Bowery, cor. Grand St. Factory in Philadelphia. HENRY C. ADAMS, Mang'r

SIERING & HILBRAND,

ARTISTIC CABINET MAKERS,

47 to 59 Ann Street,

NEW YORK.

CABINET HOUSE-WORK OF EVERY DESCRIPTION.

JOHN V. SCHAEFER,

Manufacturer of all kinds of

CABINET WORK

Hardwood Doors, Trimmings, Mantels, Wainscoting. Bank Offices and Stores Fitted up.

Refinishing Cabinet Work.

157 and 159 EAST 88TH STREET, NEW YORK.

PLUNDEKE & BRANDT,

Manufacturers of Fine

CABINET WORK,

Hardwood Doors, Trimmings, Mantels, Mirror Frames, Etc.

1552 & 1554 Third Avenue, New York.

A. J. BRINKERHOFF,

ARCHITECTURAL CARVER

Church Furniture, Hard-Wood Mantels, &c.,

MADE TO ORDER.

410 BLEECKER STREET,

Near West 11th Street.

NEW YORK.

MINERAL WOOL

DEAFENING.

Samples and Circulars free by mail.

U. S. MINERAL WOOL Co., 22 Courtland St., N. Y.

C. VREELAND'S

IRON WORKS,

Manufacturer and Constructor of Iron Fronts, Girders, Columns, Railings, and Fire Escapes.

1356 Broadway, bet. 36th and 37th Streets, New York.

PETER SCHREYER,

(Successor to J. D. SCHUMAN'S),
Manufacturer of

Fancy Stair Newels,

ESTABLISHED 1857.

258 West 28th Street, near 8th Avenue.

J. H. DREW & BRO.,

House Movers,

OFFICE and YARD, 428 & 430 WEST 14TH ST.,

BET. 9TH AND 10TH AVS.

NEW YORK.

JOHN H. DREW.

ORREN H. DREW

E. O. Stuart,

DECORATOR & PAINTER,

PAPER HANGINGS, &c.,

736 Seventh Avenue, N. Y.

Estimates furnished for first-class work only.

ELEVATORS AND WAITERS.

CLEM & MORSE,

Manufacturers of Passenger and Freight

ELEVATORS,

Dumb-Waiters, Automatic Hatch-Doors, Etc.

Sole owners of the right to apply the Heebner Patent Governor to Elevators and Hoisting Machinery.

Pneumatic Safety Clutch, does not depend on springs, and arrests fall of Car should Cable, Belts or any part of the machinery break.

Office, 108 Liberty St., New York.

J. KEIR, Manager.

Works, 413 CHERRY STREET, Philadelphia, Pa.

SAFETY ELEVATORS.

PASSENGER AND FREIGHT.

STEAM, AIR, OR HAND POWER.

Send for Illustrated Catalogue.

SHERRILL ROPER AIR ENGINE CO.,

93 WASHINGTON ST., NEW YORK.

Thayer's Hydraulic

JACK ELEVATOR,

THE SWIFTEST, SAFEST, CHEAPEST & BEST

C. F. THAYER, 15 State St., N. Y.

EDELMAYER & MORGAN,

(Successors to)

Mechanics' and Builders' Hoisting Machine Co.,

ENDLESS LADDERS, STEAM HOD

ELEVATORS AND HOISTING ENGINES TO LET.

Sole Proprietors of Patent Right for J. POWER'S

ENDLESS CHAIN LADDER HOD ELEVATOR,

347 WEST 49TH ST., N. Y. All parties are cautioned

against using any Machine that infringes on the

patent owned by this company.

MURTAUGH'S

Standard Dumb Waiter

And General Hand-Hoisting Establishment.

Established in 1855. 87,000 of our make now in use. Double-acting Dumb Waiters for French flats—work from two opposite sides. Patented Sept. 25, 1877.

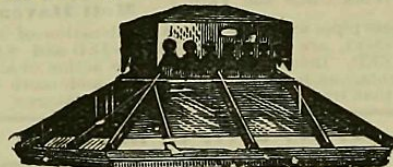
J. MURTAUGH, 145 and 147 East 42d Street.

H. H. VOUGHT,

Dumb Waiters and Refrigerators,

No 159 EAST 54TH STREET.

Bickelhaupt's Metallic Skylights.



MANUFACTURED SOLELY BY

BICKELHOUP T BROS.,

218 W. 37th STREET, N. Y.

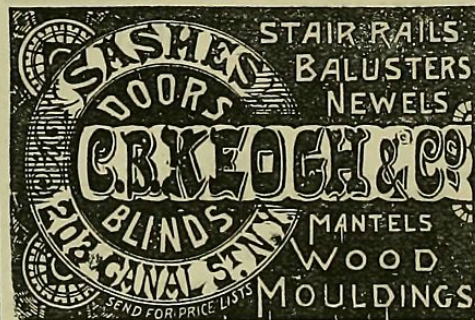
No infringement on any other, are the cheapest and best

C. L. WILLIAMS,

ROOFING AND CORNICES

NO. 157 EAST 126TH STREET.

Roofs Repaired and Painted.



GILBERT'S PATENT

Protected Wooden Beam

And Corrugated Iron Ceilings

Are Fire-proof & Water-proof.

All damage by fire or water is confined to the floor on which a fire originates.

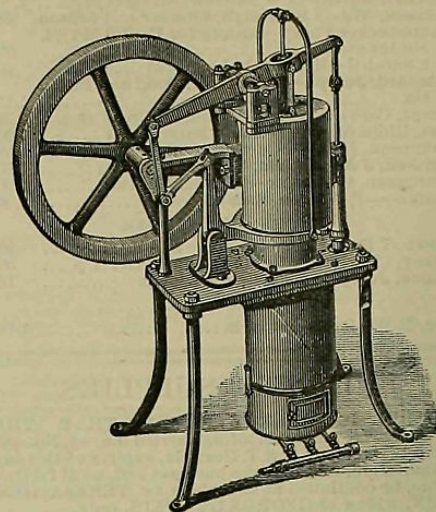
Gilbert Fire-proof Construction Co.,

234 BROADWAY, ROOM 8.

BUILDERS' SUPPLIES.

ERICSSON'S NEW

Patent Caloric Pumping Engine



is especially intended for domestic use in lifting and forcing water from wells and cisterns, or from Croton pipes, to tanks on upper floor of buildings in city or country.

Absolutely safe. Servant-girl can operate; 18 feet gas per hour.

Manufactured by the Delamater Iron Works.

C. H. DELAMATER & Co., Proprietors,

No. 16 Cortland street, New York City.

JOSEPH MARREN,
IRON WORKS,

Columns, Lintels, Sills, Fire Escapes, And Iron Work for Buildings. Stairs, Balconies, Shutters, Doors, Bank Vaults, &c.

157 EAST 44th STREET.

Charles N. Schmitt,

Artist in Ecclesiastical and Domestic

STAINED GLASS.

Office, 209 HUDSON ST., N. Y.,

Works, NEWARK, N. J.

WALL PAPER.

Decorate and Beautify your Home, Offices, &c.

Quaint, Rare and Curious Papers by Eminent Decorative Artists.

Close figures given on large Contracts

If you intend to sell your house, paper it, as it will bring from \$2,000 to \$3,000 more after having been papered.

Samples and Book on Decorations mailed free. Agents wanted.

H. Bartholomae & Co.,

Makers and Importers.

124 & 126 WEST 33d STREET,

Near Broadway.

NEW YORK.

INLAID FLOORING.

L. R. HARTUNG,

317, 319 and 321 EAST 22d STREET.

Fine Cabinet Work

ROYAL
[FIRE]

Insurance Company,

OF LIVERPOOL, ENGLAND.

Established 1845.

Head Office Metropolitan District:

No. 50 Wall Street, N. Y.

TRUSTEES:

BENJ. B. SHERMAN,

ROYAL PHELPS,

JACOB D. VERMILYE,

E. F. BEDDALL,

WM. W. HENSHAW

Manager.
Ass't Manager.