

THE DAILY

REAL ESTATE RECORD AND BUILDERS' GUIDE.

ESTABLISHED MARCH 21ST 1868.

"Entered at the Post-office at New York, N. Y., as second-class matter."

Builders' Convention Series.

NEW YORK, TUESDAY, FEBRUARY 10, 1891.

Price, 5 Cents.

JOHN M. CANDA, JOHN P. KANE.

CANDA & KANE

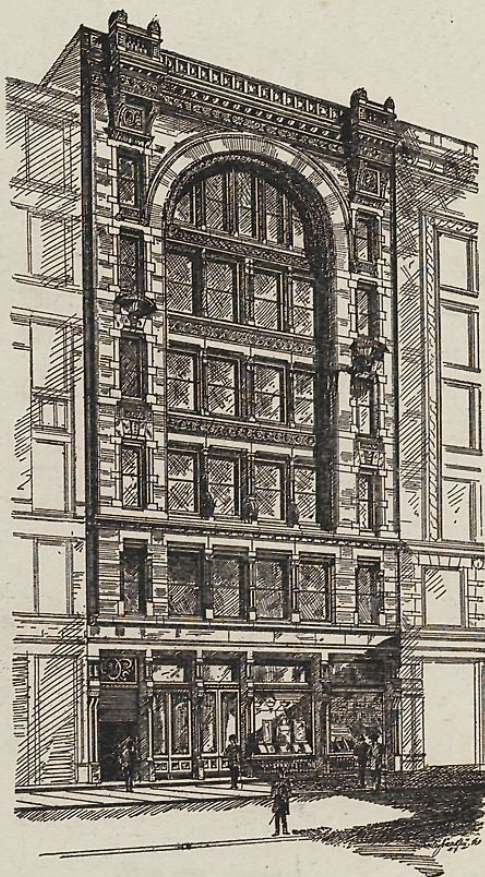
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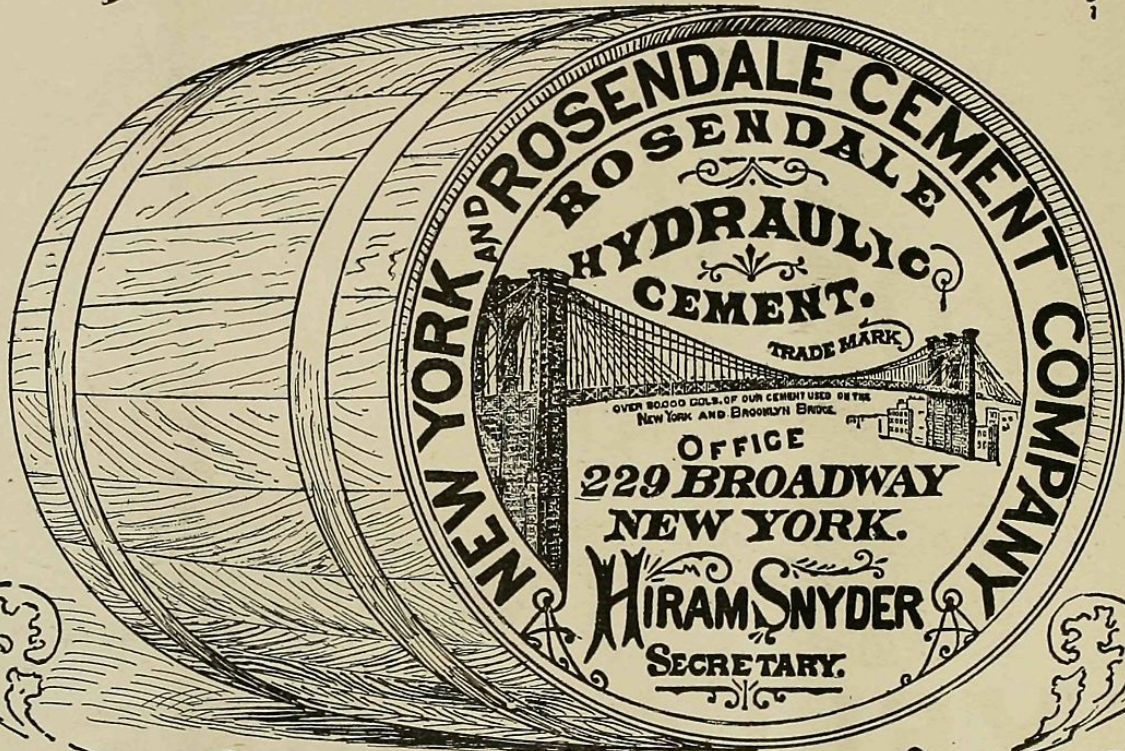
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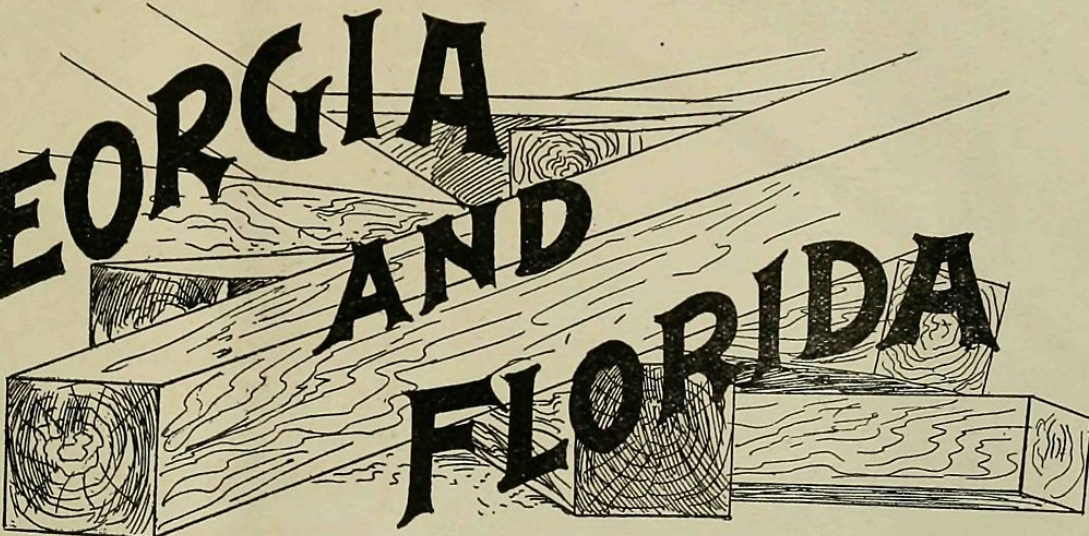
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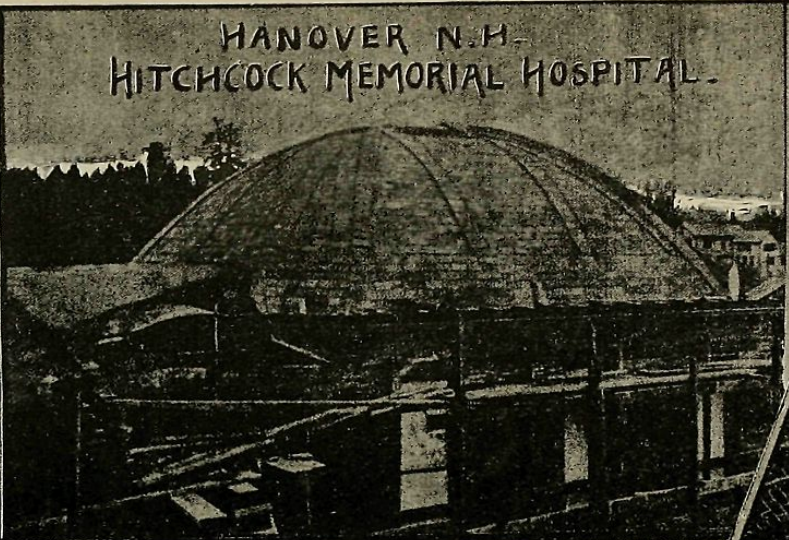
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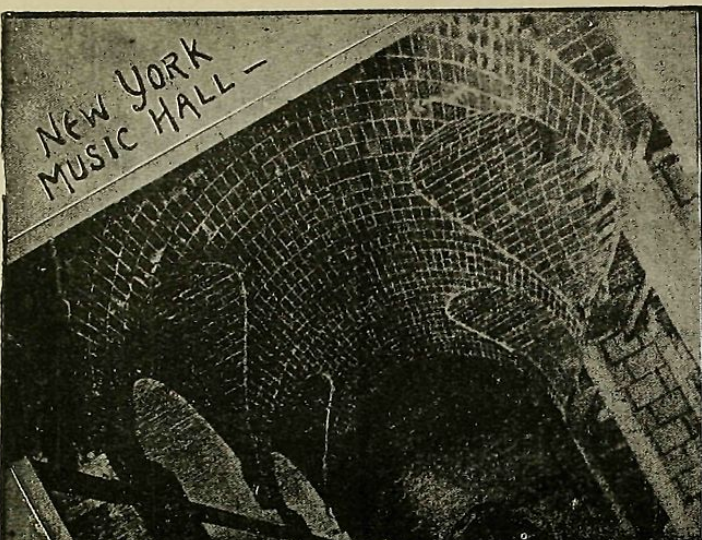
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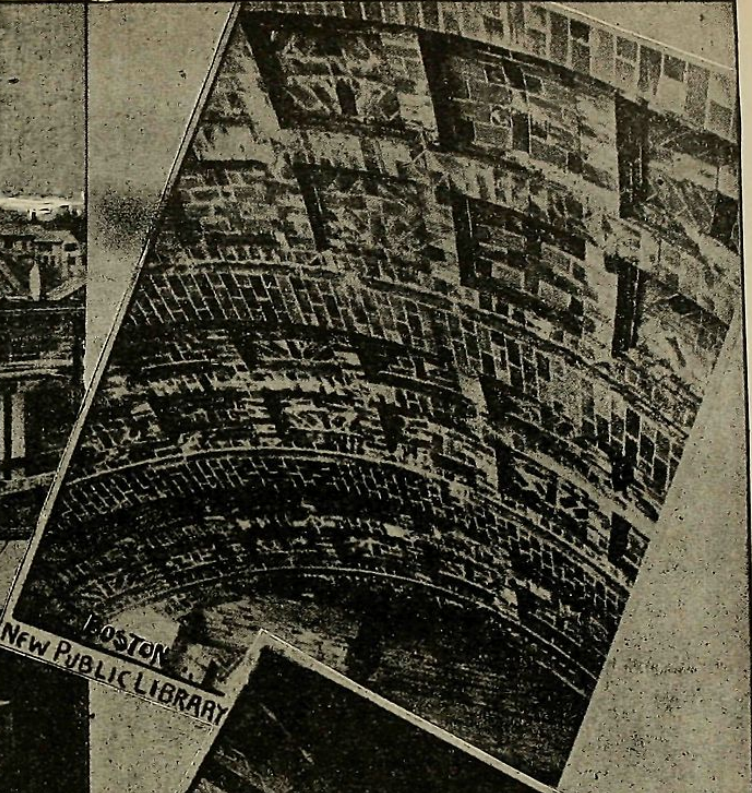
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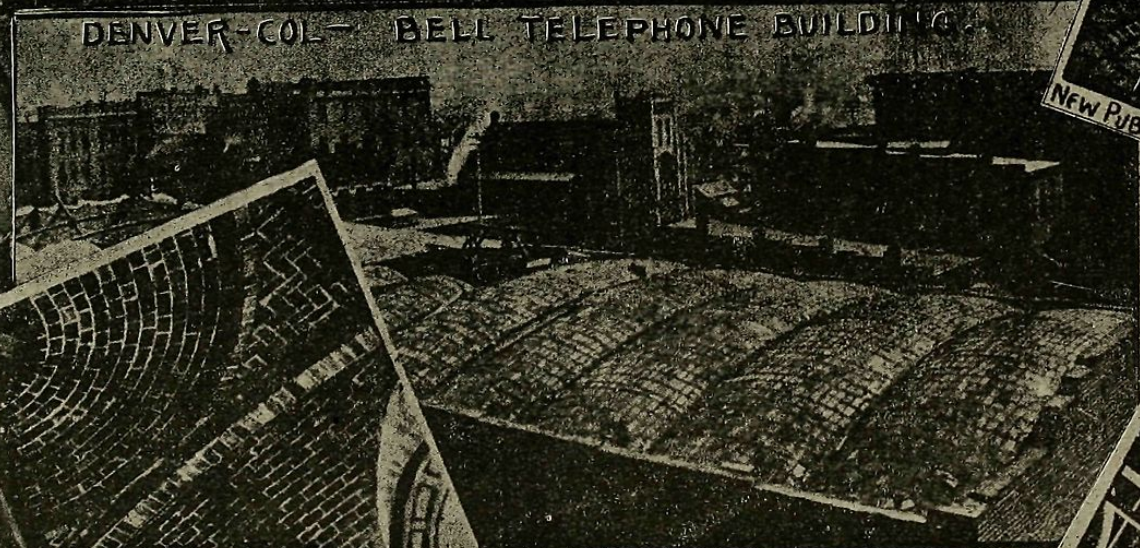
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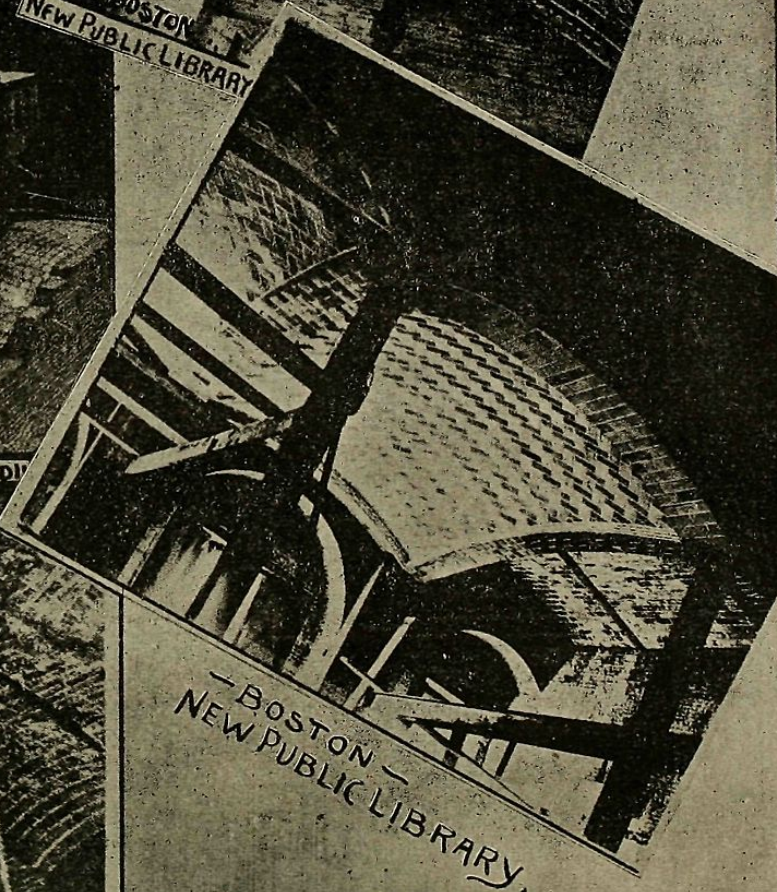


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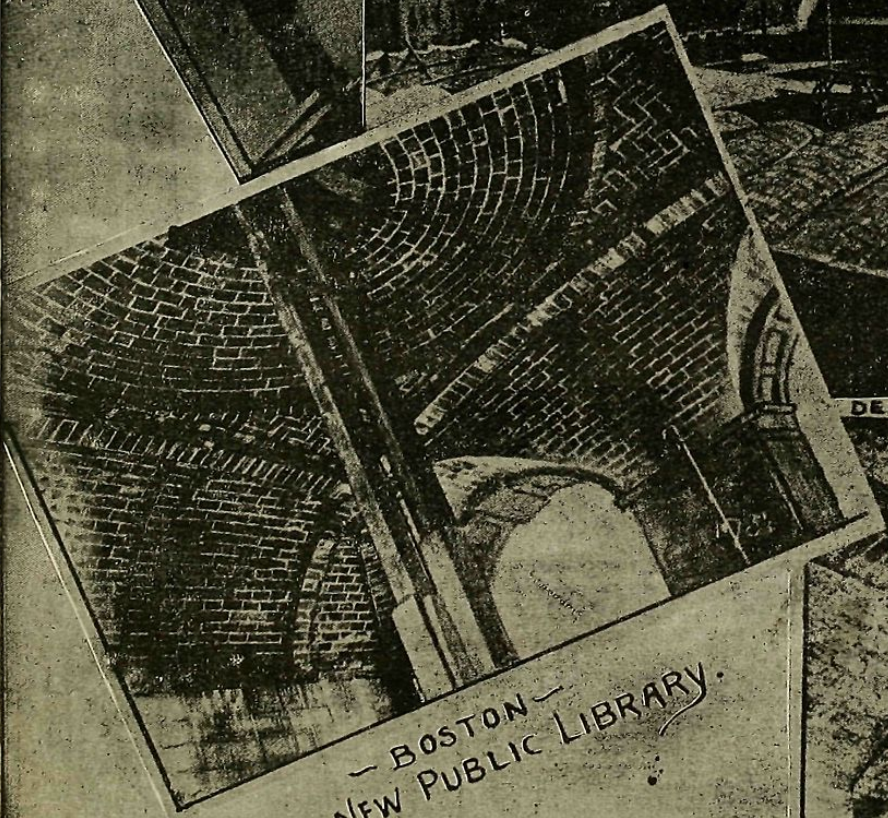


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Daily Record and Guide

(Published Every Morning during the Convention of the National Association of Builders.)

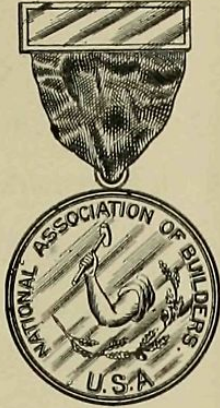
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TUESDAY, FEBRUARY 10, 1891.



PROGRAMME FOR THIS DAY—TUESDAY.

MORNING SESSION.

Offering of Resolutions.

Appointment of Committee to report time and place of next Convention, and nominate officers for the coming year.

Report of Secretary.

Report of Treasurer.

Report of Standing Committees.

Report of Special Committees.

AFTERNOON SESSION.

Consideration of request of Fire Engineers for appointment of delegates to Joint Committee to frame a uniform building ordinance, which committee is to meet in New York City, April 2d, 1891.

Consideration of amendment to Art. IV. of the Constitution so that persons serving a term as president shall become permanent directors.

Address: "Legal Aspects of Boycotts and Strikes," by Mr. John L. Wilkie, of New York.

Visit to the Society of Mechanics and Tradesmen, (for illustrations and descriptions of which see elsewhere in this paper.)

OFFICIAL BULLETIN.

(Under this heading will appear from day to day Instructions, Announcements, etc., from the officers of the Association, Chairmen, Committees, etc.)

Secretary Wright said: "I want THE RECORD AND GUIDE to say in big display type that all tickets for the banquet on Thursday night which are not called for by Thursday at 10 o'clock A. M., will be considered as having been surrendered." Those who wish to attend the Lenox Lyceum dinner had better keep this warning in mind and secure their tickets as soon as possible.

"The Builders' Guide," issued by authority of the Building Trades' Club, is a book that should be in the hands of every visitor to the convention, as it contains a great amount of information required as to the location of prominent and public buildings, car routes, Elevated Railroad stations, theatres, hotels, etc. It is at the club rooms for free distribution.

Secretary Wright wishes a full list of the names of delegates, alternates and visitors from each city, including the ladies accompanying the same.

Visitors desirous of visiting any particular public institution or prominent building should confer with Mr. Chas. A. Cowen, Chairman of Committee on Entertainment.

The New York Exchange particularly requests that souvenir badges be conspicuously worn during the days of the convention.

Augustus Meyers, who has been in some exciting battles fought in the vicinity of Sioux City, would like to meet his comrades at the Building Trades' Club.

Uniform Building Laws.

TODAY'S afternoon session of the Convention of Builders will be devoted to the consideration of a request made by the National Association of Fire Engineers for the appointment of delegates to a joint committee of fire engineers, underwriters, architects, builders and building inspectors to frame a uniform building ordinance. We know of no subject of greater national importance than the one of providing suitable building laws for all cities. The need for building laws has long been recognized in every quarter of the country.

THE RECORD AND GUIDE, some five years ago, sent a request to the Mayors of a large number of cities throughout the country, asking for information on building subjects. The answers of these Mayors were published at the time, and they disclosed a deplorable state of things. It seems that of all the houses erected in the United States not one in a hundred is made to submit to any official regulation. The local government knows nothing of the plans of the architects and builders; there are no attempts to insure protection against fire, nor any sanitary regulations to secure proper drainage, sewerage, or healthful construction in ninety-nine out of every one hundred houses. No wonder that so many buildings are but too often haunts for fevers, diphtheria, and all the preventable diseases to which humanity is liable! The time has come when municipalities and States should co-operate to secure the public safety and health.

It is a surprising fact, but nevertheless true, that outside of some ten or twelve leading cities no record whatever is kept, nor is there any way of finding out the number of houses built, their sanitary condition or liability to destruction by fire. Statistics of house construction would be of great value to the political economist in showing the annual absorption of the floating wealth into buildings. More money is spent in house building than in the construction of railways, yet it is known almost to a dollar what the latter costs. It is well known that excessive railway building temporarily impoverishes the country by the too rapid change of floating into fixed capital. Periods of excessive railway building in England and the United States have always been followed by hard times and panics, partial or general. House building absorbs more money than railroad building, but so far there is no data for determining how much is used up annually in the construction of houses in the United States. The amount, however, is simply enormous.

Take New York City for illustration, and using only round figures for easy remembrance: thirty-five hundred new buildings are put up annually, at a cost of seventy-five millions of dollars, not including some fifteen millions of dollars expended annually for alterations to old buildings. With a population of one and three-quarter millions, one new building is put up each year to every five hundred inhabitants, and as the average cost of the new buildings is over twenty-one thousand dollars, the amount expended annually is over forty dollars per head, and, if the cost of alterations be added in, the rate is fifty dollars for each man, woman and child expended annually for building improvements in New York. An average taken from the statistics of a dozen other cities shows that one new building is erected to a very much smaller number of inhabitants in those cities than in New York, and the rate per head is very much less. Leaving the cities, and taking the cost of improvements in small towns, villages and on farms, the average per capita becomes again very much lessened; but whatever the general average of cost may be, when multiplied by the sixty-two millions of inhabitants in the United States, the sum total annually expended for buildings is truly astounding. Probably the grand total is much in excess of one billion of dollars, and the average per head of population considerably over sixteen dollars. If cities generally had building laws the records of cost kept thereunder would enable a pretty accurate estimate to be made for the whole country, and the total amount annually expended for buildings be no longer sheer guess-work.

There is no great necessity for building laws outside of cities. It is easy to understand why the inhabitants of villages and small towns should not be required to erect buildings under official supervision. The masons, carpenters, and others employed, are well-known neighbors. The small capitalist who invests in these enterprises sees to it that he gets the worth of his money. And then there are plenty of critics to condemn bad work. But when a settlement grows to the dignity of a city, then houses are built on speculation—not to live in, but to sell, ignorant and conscienceless builders are employed at rates that do not permit good work; and buildings are run up, that not only endanger the lives and property within them, but are a menace to all other buildings in the neighborhood. Architects, with little or no knowledge of construction, draw plans for buildings that are so structurally weak as to be hardly able to stand up alone, and do, in fact, frequently tumble down. A tasty exterior gives no assurance of solidity or even reasonable safety within. It has been found that in our great cities, where building laws are in vogue, architects of the highest standing, and builders of experience and probity need the restraint

and guidance that a good building law provides in the general interest of the public safety. The scalawags of the building professions need constant supervision and admonition.

It being recognized by all who have to do with building operations that building laws are a necessity, the question arises, how are such laws to be framed, and by whom? It almost goes without saying that the technical portions of a building law must be drafted by builders and architects, who must bring to such work a knowledge of construction acquired by years of practical experience, and who must give much time and care to the framing of such a law when once it is undertaken. Lawyers cannot furnish the technical matters in making up a building law, and yet the aid of legal counsel is required in their preparation, and lawyers must draw other necessary features, such as providing for the administration of the law and the enforcement of its mandates, and to make the law itself accord with the charter of the city where it is to be applied. The laymen must see to it, however, that the legal provisions are not of the kind that invite persecution and blackmail by those who are to administer the law. Nor is any such law intended to retard legitimate individual enterprise. There are certain principles of construction that are sound in one place and all places, such as the minimum thickness for walls proportionate to the height and width and character of a building; the strength of floors in warehouses and other structures to sustain given loads. And everywhere is it equally important to secure light, air and sunshine to all sleeping apartments in dwellings and tenement houses; a compliance with sanitary requirements in plumbing matters; the preservation of life in case of fire by providing fire-escapes and exits, particularly in theatres; and various other requirements in the interests of the public safety, health and comfort, if applicable to one city is applicable to all cities.

Can a uniform building law be drafted that will be of universal application to cities in the United States? We answer, no, it cannot. A law that is applicable to a great city, say of half a million or more inhabitants, would be too stringent for a city of a hundred thousand inhabitants, and a suitable law for the latter city would be hardship for a city of twenty-five thousand inhabitants. In a great city a building intended for use as a place of public amusement or instruction should be built fire-proof; in a small city such a requirement would practically prevent the investment of capital in that kind of a venture. Laws must be provided in grades adapted to cities of varying size—a law for small cities, a law for a medium-size city, a law for a large city, a law for a great city. To the proposition that a *series* of modern building laws can be drawn that, with slight alterations, can be made applicable to all cities in the States of the Union, we not only give our cordial assent, but declare that it is the urgent need of the times that such laws be formulated without delay, and that efforts be made to secure their adoption. Most of the great cities—New York, Philadelphia, Chicago, Boston—have building laws. New York has just finished a law that she will stand on as the best for her locality. Boston has just drafted a law that she will consider best for her locality. There is but small likelihood that these cities will exchange laws or so amend their laws that each will be like the other. Nor can the laws of great cities be alike, except on broad general principles. Building laws deal with details as well as generalities. New York's buildings stand on rock, or good sand soil, or where piles have to be driven solid bearings are reached. Chicago's buildings stand on a crust that will only safely sustain a comparatively small load to the superficial foot, and the foundations have therefore to be spread over a great area. The Equitable Building in New York could not be erected in the same manner in Chicago. New York, too, has to provide for a class of buildings, tenement houses, that scarcely exists in other cities. But when one great city brings out a new building law her work is an aid to a sister city in perfecting her own building law. For the past eleven years representatives of the building interests in New York have been steadily at work improving the New York building law, and their latest work will soon be ready for the criticism of builders and property-owners in other cities.

In the great State of New York only two cities have building laws—New York and Brooklyn. In all the other cities within her territory any one can build without regard to recognized factors of safety for building materials, and in violation of sanitary rules in construction, without in any way being answerable for his wrong deeds. Other States are equally bad off. The Legislatures of the various States must enact such laws, and no doubt many would be willing to do so if suitable laws were presented. A national law cannot be enacted, for Congress has no jurisdiction over such a matter which belongs solely to the States.

THE RECORD AND GUIDE has for a number of years past persistently advocated the appointment of a commission of competent men by the Legislature to draft building laws in grades suitable for the different size cities in the State of New York. In effect such laws would be laws drafted for all the States, for Ohio, for Missouri, for Massachusetts, for Pennsylvania. That is to say, with slight

alterations to make the constructional requirements accord with local customs and terms, and certain legal changes requiring to be different in almost every State, the New York laws would be the ready-made material that could be readily fitted to any locality anywhere. When the laws are once prepared in one State then will come the builders' work in other States to get their Legislatures to adopt similar laws.

The matter of appointing such a commission as we have referred to was presented to the Legislature of this State a number of years ago, but following in the wake of that request came the controversies over the attempted amendments of the New York City building law; and the legislators were quite surfeited with the subject of providing a law that was satisfactory to all interests in one city. The city law is now fairly out of the way, and the road is cleared for formulating building laws for the other cities.

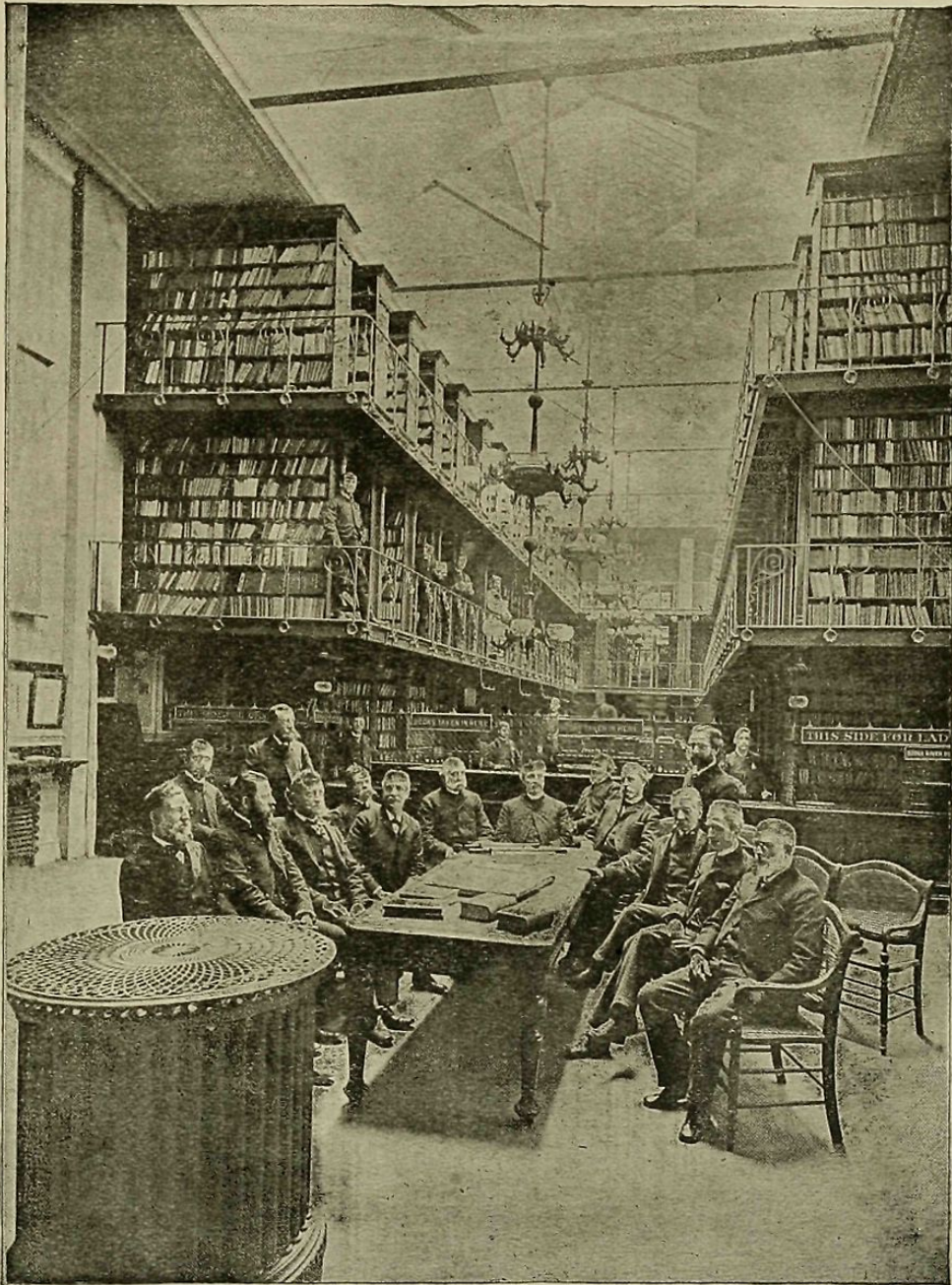
At the last session of the Legislature, Senator Chase, of the Albany district, introduced a bill providing for the appointment by the Governor of a paid commission to report suitable building laws. The bill was backed by the underwriters through the State, and by many leading architects from Albany to Buffalo. The desirability of a code of building laws was recognized, and there was no dissent to the merits of the bill. But there was patronage in the bill—a Democratic government was to be given appointments by a Republican Legislature—and as no agreement was arrived at, the bill failed to get through.

At the time when Governor Hill was the lieutenant-governor, and by virtue of that office presided in the Senate, he became familiar with the objects sought to be accomplished in the amendments to the New York City building law, and also learned the necessity for building laws for all the cities in the State. When he became Governor, in his first annual message transmitted to the Legislature, in January, 1885, Governor Hill said:

It is represented that there exists a necessity for important amendments to the building laws of New York City and Brooklyn, and that there also should be framed a general building law to be applicable to the other important cities of the State. It is evident that without the active assistance of modern architects and builders the Legislature cannot safely or intelligently prepare such measures; and it is a matter for serious reflection whether it is not advisable that a commission of disinterested experts, skilled in the construction of buildings, be authorized to be appointed for the purpose of reporting to the Legislature, at the present or its next session, proper laws for the construction, regulation and inspection of buildings in said cities and the better protection of life and property therein.

In the Legislature, at present in session at Albany, Senator Chase has reintroduced the Commission Bill, and it is known as Senate bill No. 125. Whether the bill will fare better this year than it did last year remains to be seen, but there is a general impression that it will. It seems to us that this bill contains the true solution for providing building laws that will be applicable, or can easily be made applicable to all cities, and for providing such laws at the earliest practicable time. If the bill fortunately becomes a law, the members of the commission would doubtless be appointed, in part at least, from among those who have given so much gratuitous public service to the New York City building law. These men from their long and close attention to that law have become really experts in all matters relating to the drafting of such laws, in addition to their knowledge of construction that was, of course, the first qualification for their entering into the work. This has only recently been brought to a conclusion, or rather brought to a point where the New York building law will probably stand for many years without further alteration. It is but fair to assume that the commissioners would be competent men and faithfully perform their duties, which duties are to be completed within one year. In drafting the laws one question will have to be carefully considered and wisely decided, namely, through what channels the building laws are to be administered. All the great cities have building departments, excepting New York. She was punished because one political faction could not get the control of the building department away from another faction, and the Legislature converted the separate departments, into a bureau within the fire department. As it is now it is a case of the tail wagging the dog. The time is fast approaching when once more there will be a department of buildings in New York. But for all the smaller cities, the very method that now pertains in New York will probably be found to be the most economical and efficient—a building bureau within a paid fire department. Indeed, the drafting of these laws will call for a high order of ability, and of patriotism as well, in doing that which, if done wisely and well, will surely prove a blessing to millions upon millions of people.

We understand that the Builders' Convention has been asked to approve of Senator Chase's bill, and by resolution to request the Legislature of this State to make the same a law. Apparently this is a very proper thing for the convention to do, and we know of no better thing for the fire engineer's joint committee to do when they meet on the 2d of April coming than also to request the Legislature to pass the Commission Bill, unless before that date it has actually become a law. The expressed wish of a national body of representative men carries great weight with law-makers. Let the



INTERIOR OF APPRENTICES' LIBRARY AT MECHANICS' HALL.

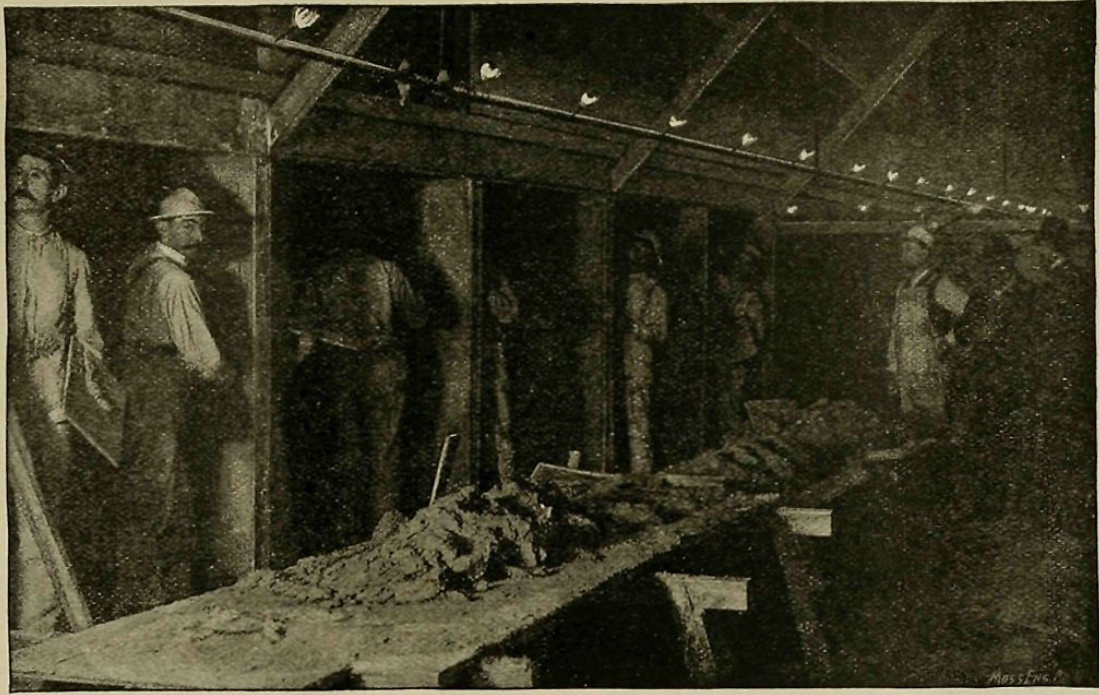
To be visited by the Convention To-day.



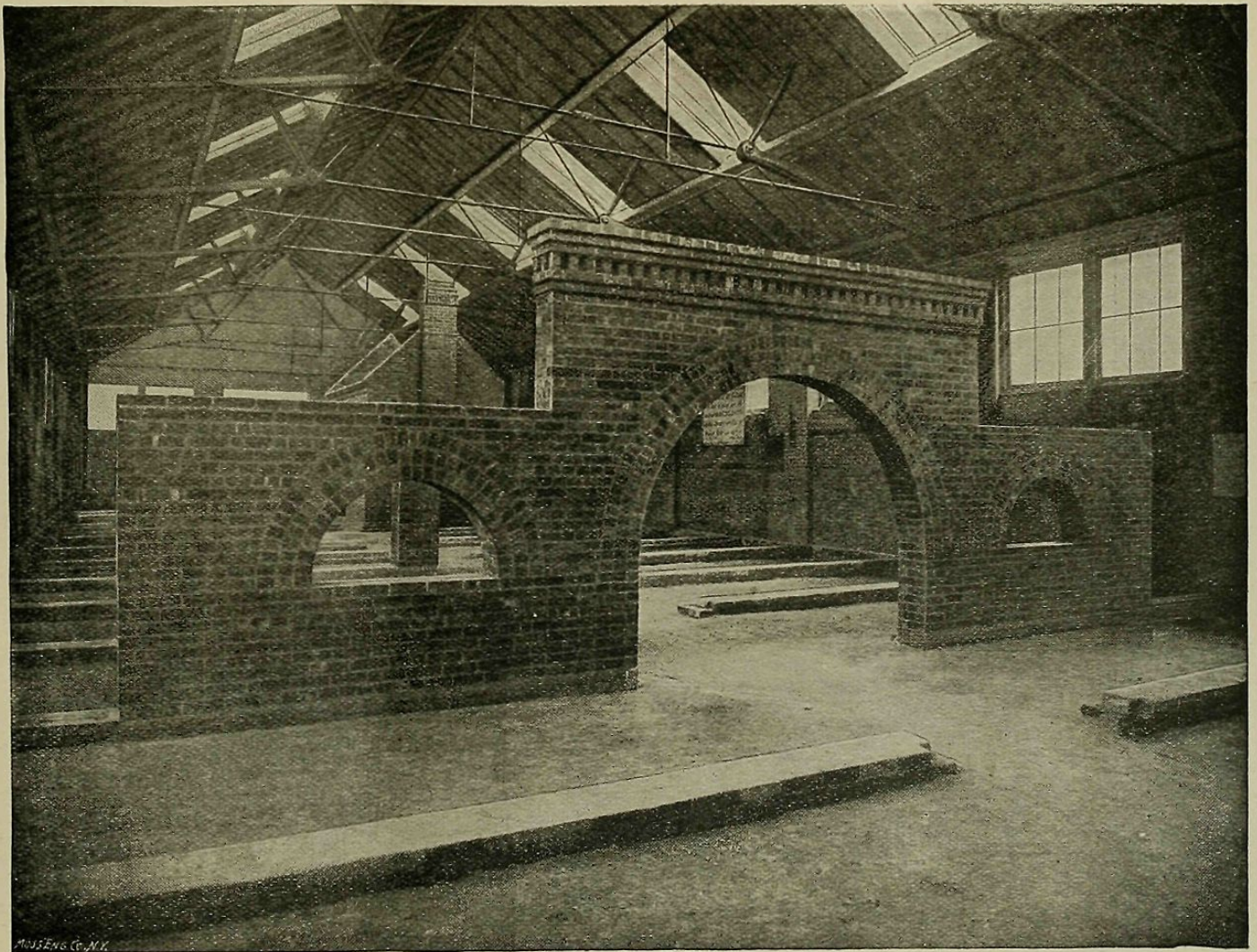
Students at Work.—Col. Auchmuty's Trade Schools.



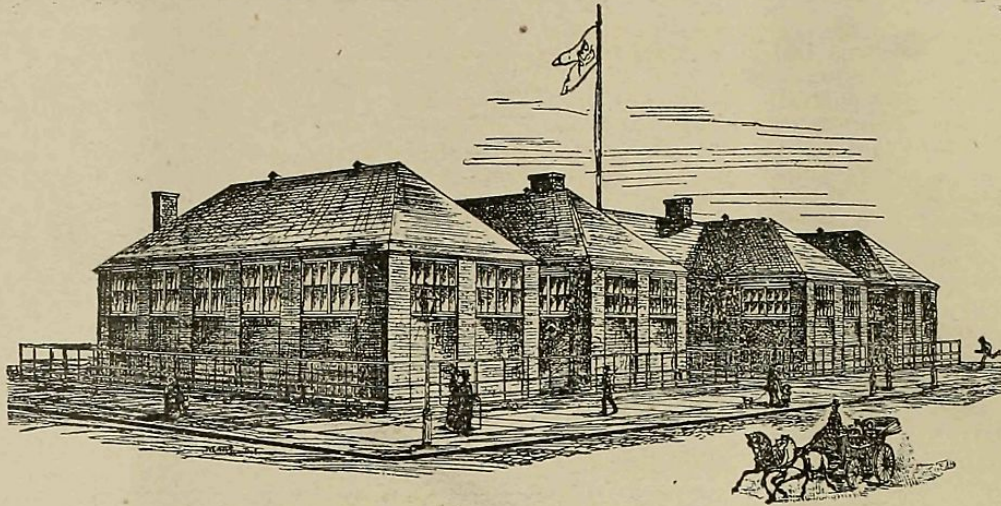
In the Plumbing Department at Col. Auchmuty's Trade Schools, visited yesterday.



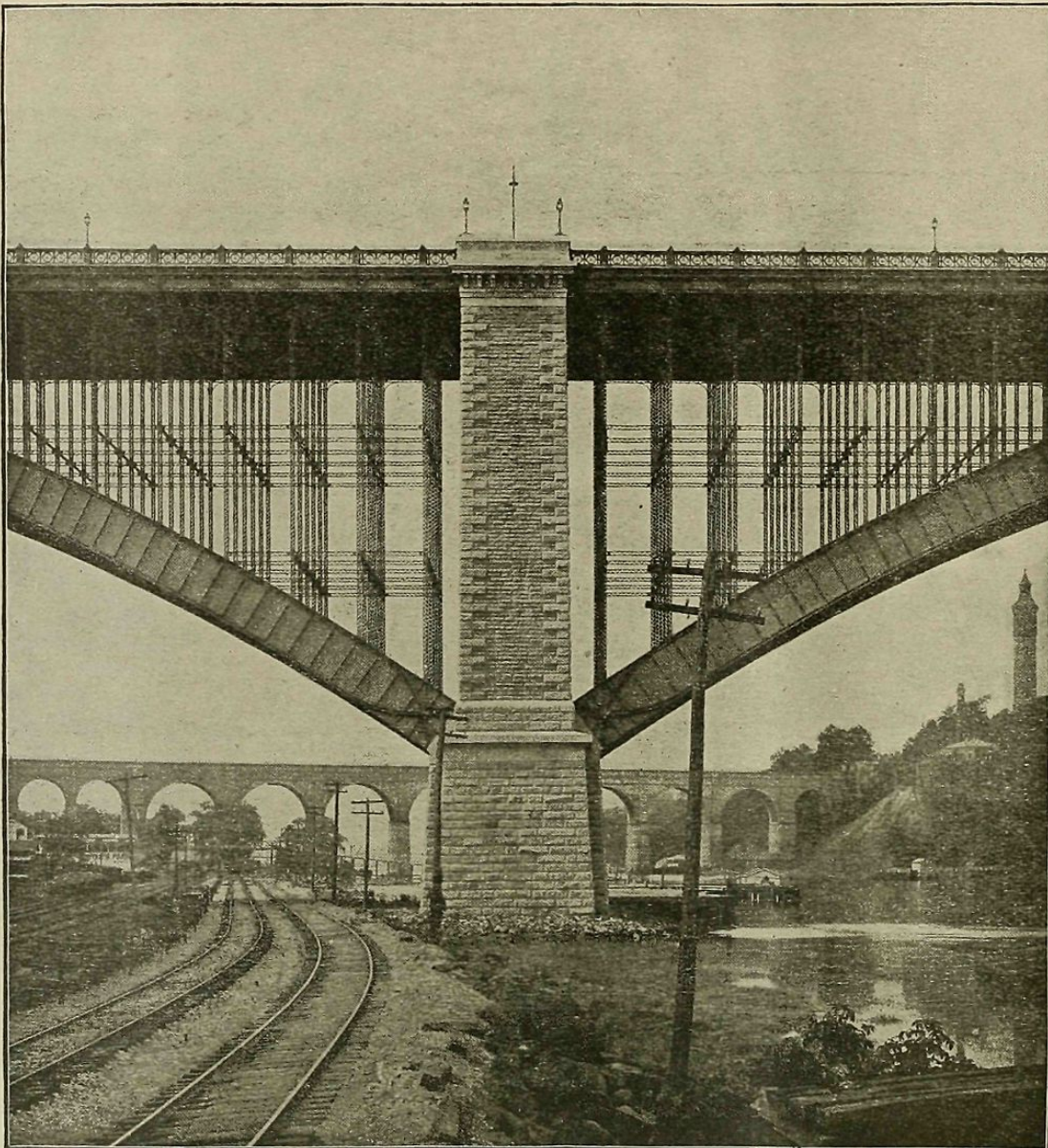
Plastering.



Mason Work done by Pupils at Col. Auchmuty's Trade Schools.



New York Trade Schools, First Avenue, Sixty-seventh and Sixty-eighth Streets.



The Washington Bridge.

Empire State lead off with classified building laws, uniform in their grades, and if, after such laws are prepared, they bear evidence of being unobjectionable and good for the purposes intended, the National Association of Builders can rejoice, and through its constituent bodies take up the work of inducing the various States to enact similar laws.

Senator Chase's bill, now pending in the Legislature at Albany, is as follows:

AN ACT to authorize the appointment of a commission to report laws for the construction, regulation and inspection of buildings in the cities of the State, and the better protection of life and property therein, and making an appropriation therefor.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

SECTION 1. The Governor is hereby authorized, within thirty days after the passage of this act, to appoint a commission of three experts, skilled in the construction of buildings, to draft suitable laws for the construction, regulation and inspection of buildings, and the better protection of life and property therein, applicable to the various cities in this State.

§ 2. The said laws shall be in three classes, viz.:

a. A building law applicable to all cities in the State exceeding seventy-five thousand inhabitants, excepting the cities of New York and Brooklyn.

b. A building law applicable to all cities in the State exceeding thirty-five thousand, but not exceeding seventy-five thousand inhabitants.

c. A building law applicable to all cities in the State not exceeding thirty-five thousand inhabitants.

The said laws to be limited in their application in the said several cities, to such districts as are now, or may hereafter be established as fire limits by the common council, in said cities respectively.

§ 3. The said commission shall report its work to the Legislature, on or before the fifteenth day of January, eighteen hundred and ninety-two.

§ 4. The first named of the three commissioners appointed, as herein provided, shall be chairman of the commission. Each of the commissioners shall be paid _____ dollars, except the chairman, who shall be paid _____ dollars. The said commission shall have power to employ legal counsel, and the services of such persons as may be necessary, which, together with printing and other necessary expenses, in the prosecution of their duties, shall not exceed in the aggregate the sum of _____ dollars. The sum of _____ dollars, or so much thereof as may be necessary, is hereby appropriated for the salaries and expenses authorized by this act, payable by the treasurer, on the warrant of the comptroller, as may be called for in monthly installments by the chairman of said commission. Any vacancy occurring in said commission shall be filled by the Governor.

§ 5. This act shall take effect immediately.

Men Who Have Made the Convention a Success.

— II. —

JOHN J. TUCKER.

It has been the fortune of few to lead so long, active and useful a life as the subject of this sketch.

Born sixty-three years ago in the town of Shrewsbury, N. J., John J. Tucker came to New York at an early age, and entered the business of his uncle, Joseph Tucker, who was for many years well known among the building fraternity of the metropolis. This was over forty years ago. Since the death of his uncle, whom he succeeded, Mr. Tucker has erected a large number of prominent buildings in this city. Among these are the Lenox Library, on 5th avenue; the College of Physicians and Surgeons, on 59th street; the Merchants' Bank building and the Stevens building, both on Wall street; the Tiffany mansion on Madison avenue and 72d street; the Cook, Hoyt, Fogg and Downing residences on 5th avenue, and numerous other structures.

Mr. Tucker has been singled out for responsible office, both in public and private life. He is a director of the New York Orphan Asylum, a member of the finance committee of the United States Life Insurance Company, and a trustee of the Bleecker Street Savings Bank, a position which he has held for about a quarter of a century. He is also an ex-director of the Seventh Ward Bank, and an ex-president of the General Society of Mechanics and Tradesmen, an institution in which he still takes great interest. He was appointed an aqueduct commissioner, in August, 1888, by Mayor Hewitt, at the instance of several prominent citizens, and he has held the office with a sturdiness and ability that have won for him the esteem of all with whom he has come in contact in connection with that great undertaking.

Mr. Tucker is President of the National Association of Builders for 1890-91. He is a member of the Committee on Builders' Surety Company of that association, a trustee of the Mechanics and Traders' Exchange, and a member of the executive, finance and other committees of that body. He is Vice-President of the Building Trades' Club, and has been President of the Mason-Builders' Association of New York since its organization, having always taken a deep interest in the question of arbitration between masters and men. He was one of the doughty phalanx who succeeded in arranging the agreement which now exists between that association and the bricklayers' unions of this city whereby arbitration is resorted to before the workmen are ordered to quit. This has resulted in staving off several strikes which would otherwise have taken place.

The Society of Mechanics and Tradesmen.

Speaking of the General Society of Mechanics and Tradesmen of the City of New York, whose building will be visited to-day by the delegates to the Builders' Convention, Mrs. Martha J. Lamb says: "The mere outline steps in its significant progress read like summer fiction."

Even in New York, and among the building trades, there are compara-

tively few persons who have any real knowledge of this society, which antedates the independence of this country, and has not for a moment ceased, during more than a century, the wisest of all charities—that of helping men and women to help themselves. Its history may be briefly told.

It was founded in 1785. It was incorporated by the Legislature of the State in 1792, commenced the construction of the Mechanics' Hall, on the corner of Park place and Broadway, in 1802; established the Mechanics' Bank, now on Wall street, in 1810; opened a school and founded the Apprentices' Library in 1820; founded a public reading-room free to all in 1856, and in 1878 occupied the old Suydam mansion, No. 18 East 16th street, which the delegates will inspect to-day. We are indebted for these facts and the illustration of the interior of the Apprentices' Library, which is published in this issue, to Mrs. Martha J. Lamb, the editor of the "Magazine of American History."

In many ways this society and its work is unmatched in this country. It is, in a sense, a modern counterpart of the old trades guild which played so important a part in the industrial life of mediæval Europe; and so meritorious has the work it has accomplished been that its very success inspires a regret that the labors of the society do not cover a much wider field. President Tucker, in his opening address yesterday, touched lightly and almost in an inferential way upon the problem of harmonizing the interests of employer and employed, which seems to be pressing for solution with greater urgency day by day. Indeed, at present the problem is too complicated, too beset with difficulties for aught but the most timid suggestion. A solution is more to be hoped for than spoken of, and prominent among the hopes which surround the difficulty and lighten it, is the one that in some, such institution as that of the Mechanics and Tradesmen, but developed further and greatly amplified, will be found the means of harmonizing what hitherto has been found to be irreconcilable.

In the Convention.

"God made the Country—Man made the Town."

A representative body of builders of American cities and towns, who have done much to rob this adage of the reproachful sense in which it was originally uttered, came together early yesterday morning in the Masonic Temple, at 23d street and 6th avenue. It was the Fifth Annual Convention of the National Association of Builders of the United States.

To the number of several hundred they came from all the large cities of the Union, from Maine to California and from the Great Lakes to the Gulf of Mexico. Men they were who have made the impress of their honorable calling in enduring monuments of masonry upon the cities from which they came, and who are inscribing the story of the highest civilization the world has ever known in characters of stone and bricks and iron and mortar that will remain when all other fabrics of history shall be resolved into their organic dust.

The beautiful hall of the Masonic Temple, with its pillared aisles and Corinthian capitals, expressive of the substance and the art of good architecture and good building, is a singularly appropriate theatre for the assembly. Its precincts were new to the large majority of the delegates, but there are many men from "Jerusalem" in the convention to whom the mystic rites of the Temple are no secret. These, of course, felt very much at home. Curtained draperies of large American flags imparted a bright and cheerful tone to the wide stage, and made it even more a centre of attraction than President John J. Tucker's gavel, or Secretary Wm. H. Sayward's familiar voice.

When Prof. Goodale sat down before the big organ to the right of the platform, at 9 o'clock, there was no one but the keepers of the hall to hear his skillful playing. But soon the delegates and other attendants upon the convention began to arrive—by ones and twos and threes at first, and then by large delegations, and as the majestic tones of the grand instrument pealed forth they gathered in groups and rows around the player, a small but highly appreciative audience.

But the largest group was formed around the entrance to the hall. It was composed of men who had attended the conventions of former years, and who had there made acquaintanceships and friendships among the builders of distant cities, which they were waiting in pleasant anticipation to renew. And many a "Halloa, old fellow! How are you?" was heard, and many a cordial grasp of friendly hands was seen in this group. As the hour drew near for the formal calling of the convention to order, the various delegations began to choose locations in the hall. Baltimore and Boston, conspicuous by their bright silver badges, ranged themselves by alphabetical right in the front seats, with Washington and Philadelphia in close and neighborly proximity.

Chicago, with a modesty seldom expected of her, took a back seat and confidently awaited to-day's summons of the secretary to "come up higher." Pittsburg, Worcester, Minneapolis—proud of being the scene of last year's successful convention; Portland, Me.; Sioux City, Rochester, Providence, Syracuse, St. Louis, Milwaukee, Pueblo, Kansas City, St. Paul, Omaha, Portland, Ore.; Louisville, Indianapolis, Cincinnati, Detroit, St. Joseph, Cleveland, Grand Rapids and other cities took temporary seats in the body of the hall. Denver, represented by three rampant bi-metallists, the advance guard of a delegation of fifteen who will be on hand to-day, took seats near the centre and felt, as usual, that there was the centre of the Union. They carried their financial dogmas into the make-up of their badges. In the centre of a round silver disc, almost as big as a "daddy" dollar, was a bright gold dollar, in relief, with "M. B. A., Denver," in blue enamel on the silver.

Nearly all the delegates had conformed to the request of the Executive Committee, and wore distinguishing badges or buttons. The Pittsburg delegates, thirty in number, wore buttons of black enamel, with "Pittsburg, 1891," in gold letters and figures, in the left lapels of their cutaways. The Minneapolis delegates had large embossed silver buttons, with "Minneapolis" in blue enamel inscribed. "Baltimore" in black enamel letters on a bright silver disc, distinguishing the delegation from the brick city.

Boston's emblem was of chased silver, with "Boston M. B. A." in relief. "Rochester B. S. D. E." in gold letters on white satin told who had come from the city of big flour mills. The Providence delegation displayed a button of gold with encircling "Mechanics' Exchange, Providence, R. I.," in letters of black enamel, and in a central field of enamel a bared gold arm with uplifted stone-hammer. The Washington delegation wore a badge of white silk, with "Builders' Exchange, Washington, D. C., New York, February 9 to 13, 1891," inscribed in blue letters. Worcester's badge was a button of blue bronze, with "Worcester, Mass.," in raised letters.

During the preliminary hour some of the men who were prominent in former conventions held individual informal receptions. Delegates sought each other out and renewed the friendships of former occasions with reciprocal gladness. President Tucker was the centre of one of the large groups, and whenever Secretary Sayward stood still long enough the delegates would begin to precipitate about him. Ex-President John A. Stevens, of Philadelphia, resplendent in a handsome gold badge, discovered many friends. Director George C. Prussing and Delegate D. V. Rivinton, of Chicago, were the recipients of many warm greetings. Secretary Stephen M. Wright was everywhere at once, but caught the "how-d'y-e-do" of a friend from some distant city every minute or two. Vice-President Arthur McAllister, of Cleveland, and Second Vice-President Anthony Ittner, of St. Louis, saw lots of people who remembered them; and Treasurer George Tapper, of Chicago, mixed business and pleasure in about equal qualities. Director A. D. Smith, of Portland, Me., the only representative from Maine in the last convention, had eleven associates this time and it kept him very busy making them acquainted with other delegates.

When President Tucker rapped the convention to order a little after 10 o'clock, he looked down from the stage upon a very prosperous and substantial-looking body of men. A phrenologist would have called attention to the predominance of broad heads, and have remarked upon the general prominence of the bump of constructiveness. It was a business-like body, which would never be mistaken for a debating society, although there are good talkers among them; nor for a political convention, although there are office-holders and ex-office-holders among them; nor for a religious convocation, although the bumps of reverence in the expanse of heads sometimes shone through the roof.

It was an attentive and orderly convention, receiving with indifference the regrets expressed by President Tucker that our distinguished Mayor, Hugh "S." Grant, was not present to do the honors of the city, and joining with quiet reverence in the invocation of the venerable Rev. Dr. Talbot W. Chambers. President Tucker's address was given close attention, and every sentiment expressed by him was punctuated with the applause of their approval by the delegates, and was loudly applauded at the end. The announcement of all the elaborate preparations made by the Mechanics' and Traders' Exchange and the Building Trades' Club for their entertainment during the convention evoked expressions of pleasure and approval, which led one white-haired delegate to remark: "The pleasure part of the programme seems to have been better planned than the business; I guess we'll have to look out for that."

THE PROCEEDINGS IN THE CONVENTION.

The convention was called to order at 10.30 A. M., President John J. Tucker in the chair.

The president introduced to the convention the Rev. Talbot W. Chambers, D. D., who opened the meeting with prayer.

President Tucker then said that at previous conventions it had been their privilege to have the proceedings opened by the Mayor of the city in which it was held. He regretted that the Hon. Hugh J. Grant was absent from the city and that the president of the Board of Aldermen, who stands next in authority, was also unable to attend. Continuing, Mr. Tucker said:

Gentlemen of the Convention:

It affords me great pleasure, on behalf of the Mechanics and Traders' Exchange of New York, to welcome you on this occasion, the Fifth Annual Convention of the National Association of Builders, and to extend to you the hospitalities of our city.

Although our association is but a youth, I know you all feel as I do in looking back over its history, that the time has been well spent, and we may be proud of the fruit that has been borne.

Five years ago the acquaintanceship and knowledge possessed by the building fraternity of those engaged in like pursuits, and what they were doing in our sister cities was very limited, and if nothing more has been done than to bring together these representatives from all parts of this broad land, and enable us to form new ties of friendship, a grand work would have been accomplished and well repaid us for our labors.

Our inactivity, or rather lack of concerted action, had permitted many abuses to creep into our business methods and affairs. After organization, among the first things to attract attention was the question of "Contracts," and how could the interests of all parties to the same be equally protected.

A committee was appointed from our body, who met in conference with one from the Institute of Architects, and the result of their deliberation is found in the uniform contract, which, while not perfection is in every way superior to that which existed previously, and has been very generally adopted throughout the country.

The next important question to arouse discussion was that of "Apprenticeship," and how to train our young men to become superior mechanics.

The trade school has been the answer, and it will be the pleasant duty of the Entertainment Committee this afternoon to show you what is being accomplished in this city by one of our philanthropic citizens at his own expense, Col. R. T. Auchmuty.

While New York has her Auchmuty, Philadelphia her Williamson, Brooklyn her Pratt, and other cities whole-souled, generous hearted men who are carefully looking into this subject, the real ones behind the movement should be the exchanges themselves, and I hope and believe that before many years pass by, we shall find in every city a thorough and efficient trade school in operation, under the direction and guidance of the Exchange of that city.

Philadelphia is the first in the field, and the success of the undertaking has been far greater than the most sanguine looked for. Let us hope that in the coming year others will be added to the list.

We have under discussion other questions of great importance to this body, and what has been accomplished will be told in the reports of the committees in charge of them.

At our last convention it was decided that it would be beneficial to hold

a mid-year meeting of the directors, so that the results of the labors could be more fully discussed and presented, than seemed possible by correspondence. This meeting was held, and more than met the anticipation of its advocates, and I think you will decide, after hearing how much value was attached to the result obtained, that it should hereafter be a feature in the movements of the association.

Our association is not intended to be anything more than advisory. The real work must be done by the exchanges themselves. Our main object is to bring troublesome questions under consideration and discussion by many instead of a few, and under the light of thorough investigation, through the friction of many minds, evolve that which is beneficial and good, and eradicate all that is injurious and hurtful to our interests as mechanics and men.

For many years the mechanic, as a member of the community, has not received the consideration that he was entitled to, but we are growing in knowledge of ourselves and each other, and with patient forbearance will ultimately reach the position that is rightfully ours.

I can conceive how we can retard our progress through a blindness to the fact that we have too long neglected our duty in correcting abuses which have become grounded in habit and practice. We must avoid doing and resolving to do things which we are unable to carry out, as failure would only result in ridicule; and also we must be careful not to expect too much until we have so fortified ourselves as to enable us not only to assert our rights, but to maintain them.

In municipal affairs, the knowledge and experience acquired by years of application to our industries should accrue to the advantage of the community and be at their disposal. Has it been so? No! Others incapable, as far as practical knowledge was concerned, have been selected to fill the place that rightfully belonged to the mechanic.

This condition, I am pleased to say, is to some extent changing, and to no small degree it is due to the National Association.

Association or consolidation is the spirit of the hour. We hear of it, not only in all parts of our country, but also from abroad. Much can be accomplished by combined, while individual efforts would only be wasted. Such an association is ours—and for consolidated action, not for the purpose of forcing a weaker neighbor to the wall, and so absorb all he has, under the principle that might makes right; that sentiment belongs to a past age; but an association of brains and interests, where the strong can help his weaker brother, where the timid and struggling may turn for assistance and feel assured of receiving it; where an injury to one would not be tolerated, as it would be a menace to all; that is our association; that spirit in which it has its birth, and is its ruling sentiment to-day.

The appreciation of that feeling is evinced by the active interest taken in cities where exchanges have not existed up to this time. The advantages to be derived from such association and organization are too apparent to be longer neglected, and as you will hear from our secretary the exchange feeling is growing in every direction, not only in the formation of new exchanges, but in the infusion of new life and spirit among the old.

There are many questions of most lively interest to the building trades that require active consideration and prompt action.

Of the numbers actively engaged in the various branches we have no reliable knowledge, and the monetary value of our productions is in about the same condition.

Some time since a publication in this city made an effort to secure the statistics of the building trades in the various cities of the country, and was compelled to abandon the project, as the facts were not obtainable; the records in most cities being so incomplete that they were worthless.

This is a matter that each Exchange should move in at once, and endeavor to have these facts accurately recorded.

Another matter is that of corporation ordinances, particularly those affecting building interests. Too frequently they are carelessly drawn up, and by parties unfamiliar with the needs and requirements of those they affect, and more than that, after those ordinances are perfected, their enforcement should be placed in the hands of a practical and competent man, and not some political favorite, who, although wishing to be just and equitable to all, from lack of knowledge is incapable of properly protecting the interests as intended.

These matters, however, do not belong to the National Association, they are purely local and the affiliated bodies must act independently; but discussion will more rapidly secure the result we are all so desirous of obtaining.

There is another question that does belong to this national body, and although it may be premature to present it at this time, it is surely coming, and we must meet it.

It is. How can we influence and unite the interests of our vast army of employes with our own as employers?

Shall the means be found in a system of profit sharing? By a system of pensioning when age or disability prevents further labor? Or what?

It is a question that requires great thought and most deliberate action, as it affects not only ourselves, but this great land. And when the time does come that action must be taken I feel assured that the decision of this association will be such that not only may we be proud of our connection with it, but be able to say that the builders were the first great body to act in this all-important and far-reaching movement.

Never in our history has the future been more bright. The most encouraging reports come in from all directions, and I will say that if we continue in the work we have done during the past year results will be realized that a short time since were but a dream.

In conclusion let me repeat that the prime object of these conventions is discussion, and in order to have the most thorough and exhaustive knowledge of the subject under debate I would ask that as many as possible of the delegates express their opinions so that we may arrive at the best conclusions.

The work before us is important, and I know it will receive your thoughtful consideration.

At the conclusion of the address Secretary Sayward asked Mr. Wm. Harkness, Sr., of Philadelphia, and Mr. Charles W. Vorshall, of Rochester, N. Y., to assist him in his arduous duties, and then made a number of business announcements and directions concerning the programme for the day. In behalf of the Entertainment Committee he asked for a list of the names of delegates, alternates and visitors and their lady friends in order that none might be omitted from the theatre party on Wednesday evening.

Among the announcements made by the secretary was one concerning the difficulty he had met in getting the reduction of railway fares which are usually accorded. He instanced particularly the Western Transportation Company. Delegates in that company's district will have to pay full fare to Chicago, or some other point in the Central Transportation Company's district. President Tucker announced as the Committee on Credentials—Mr. A. M. Kuhn, of Indianapolis; Charles Gillingham, of Philadelphia; Barclay Cooper, of Minneapolis; C. W. Gindele, of Chicago, and James Boland, of Buffalo. Invitations from the Building Material Exchange, the Masonic Fraternity, the General Society of Mechanics and Tradesmen and the Equitable Life Assurance Company, were read. President Tucker urged as large an attendance as possible to the reception of the Society of Mechanics and Tradesmen.

On motion the convention took a recess until 1 o'clock P. M.

The convention was called to order for the afternoon session at 1.15 P. M. Augustus Kuhn, of Indianapolis, reported there were 127 delegates present, representing thirty-four cities.

The roll call was then read.

The badges presented by the Mechanics' and Traders' Exchange were then distributed, and an adjournment was then taken until 10 A. M. this morning.

The delegates then proceeded to Col. Auchmuty's Trades Schools, 67th street and 1st avenue. Col. Auchmuty welcomed the visitors. In speaking of the schools he said: so widespread is the desire to learn a trade well that they had young men from twenty-three different States, Nova Scotia and Montreal. He said: "Here are fourteen houses, the walls of which were built by the graduates of the bricklaying class. I think any mason builder would say that the work of these young bricklayers is better than the average contract work. He believed the solution of the labor question is in education."

Bishop Henry C. Potter was introduced, amid applause, to the visitors by Col. Auchmuty. He said: "Gentlemen of the New York Builders' Association (sic)—I think the humor of the situation must be apparent to you as it is to me. The gentlemen of the press have asked me, with fine sarcasm, whether I am here this afternoon to speak to you because of my technical knowledge. I am reminded of the man who was picked up in the gutter very drunk, to whom somebody said, 'I thought you lectured on temperance?' 'No,' said he, 'I am the frightful example.'" The Bishop said that when it came to technical knowledge of building he was a frightful example to builders. Yet he thought there was a close analogy between the builder's calling and his own. For in the old English usage a clerk was an ecclesiastic. To read, to write and to cipher was for a long time the exclusive privilege of clergymen. Clergymen in those days were the teachers of other men. But a time came when the parson ceased to be an all-round man, and then came the school, the college, the university, in which men were taught not only what the parson could teach them, but all the knowledge possible to human enlightenment. Once the master and the apprentice lived under the same roof and eat at the same table. That condition is no longer possible to-day. The apprentice to-day is a boy or a youth out of whom the employer tries to get the best profits he can without considering the boy's welfare. There are a few exceptions to this. The apprentice's opportunities for enlightenment are very imperfect. The speaker asked what could be done with the boy or the young man who wants to learn a trade thoroughly. He thought the only hope for him was in trade schools. He thought young men in most great American cities are doomed to do tasks to which feminine talent and aptitude are better adapted. The cause of this is that under the present condition of things the avenues to labor for the apprentice are closed by purely arbitrary associations in which the element for personal interest obscures the larger interests of the whole. (Applause.) The speaker did not wish to be misunderstood, he said. He had no word to say against the right of labor to organize. He wished the preachers were organized to protect the parson from the salary of a country minister. "But," said he, holding up his hands, "I deny anybody the right to deny to me the privilege to take this God-given instrument and do with it the finest possible work in any direction which my taste and genius may draw me." He thought America would be happier and better if its native talents were employed more largely in constructive work. The finer mechanical work in this country is the result of imported labor or imported laborers. It is not our own work. The reason of this is to be found in the great technical schools beyond the seas. American labor would drag in the rear until it followed in the footsteps of these foreign examples. In conclusion, he said: "God bless Colonel Auchmuty for teaching rich men how to use wealth."

Flowers were presented to Bishop Potter by the plumbing class. Bishop Potter said that when he was in Boston he asked a plumber what it would cost to do certain work in a bath-room, and the answer was: "I don't know, sir; but I will take the house in part payment."

In response to many calls Mr. Sayward stepped forward and said that it was hardly appropriate for him to say anything after the eloquent speech just heard. His heart was filled with satisfaction by the exhibition in the schools. Through all the years that he had been working in behalf of the National Association he had looked forward to the time when he could bring a representative gathering of the builders of the country to the Trades Schools of this great philanthropist. (Applause.) He hoped the builders would take away with them the lesson, that through their exchanges they should be teaching the youth of this country. (Great applause)

WHAT THE DELEGATES SAY.

The Building Trades' Club was the scene of great animation yesterday. The delegates and other visitors are being right royally entertained, and Chairmen Marc Eidlitz, Wm. C. Smith, Charles A. Cowen, Otto M. Eidlitz, Richard Deeves, Lieut.-Col. Geo. Moore Smith, John M. Canda, Frank E. Conover, and others connected with the various entertainment committees were on hand to make everyone happy. Stephen M. Wright, too, the indefatigable secretary of all the committees, was here, there and everywhere, and by his urbanity and uniform courtesy assisted to give the visitors needed information on a score of different subjects.

"The first thing that struck me on arriving in New York," said Thomas P. McKelleget, the veteran plasterer-contractor of St. Louis, "was the bustle and crowd on the streets. I suppose that the absence of this rush in our city is due to the fact that we can spread out our territory for building purposes, and our population is therefore not as compact as it is in New York. Our buildings are mainly of brick and stone, except in the outskirts, and our fire limits extend six miles from the Court House in all directions. Our city runs north and south along the river for a distance of fourteen miles."

B. W. Blair, of The J. M. Blair Brick Company, of Cincinnati, said: "We are going ahead rapidly in building in our city, and it is all of a substantial kind. Our people have got the capital, and they own their buildings as a general rule. We have had no set-back as yet, and our building movement is increasing every year. Yes, we have some very large structures; the biggest, twelve stories high, is now being erected on 4th Vine and Race streets. Our highest real estate sells at from \$2,000 to \$3,000 per front foot, our lots being 25x100 feet, as a rule. Some of our brick-yards are very extensive; our own has a capacity of 40,000,000 per annum. We have become a great railroad centre, and have fourteen roads running out of our city."

Richard Smith, of the Omaha delegation, said: "Our buildings are getting to be finer in character each year. I don't know why the officials of our city did not send THE RECORD AND GUIDE the statistics asked for about building, for we keep track of them. I cannot tell off-hand what they were to a unit, but during the past year we put up about 2,200 new buildings, at an estimated cost of between \$5,000,000 and \$6,000,000."

A. S. Reed, of Wilmington, Del., said: "The style of architecture in our city has greatly improved in the last decade, and there is more money spent in decoration than in former years. Many of our residences are very handsome, and their exteriors are far better than they were before our last census was taken. Our business buildings, however, have not kept pace with our residences, for the simple reason that we are to a large extent a manufacturing centre. We believe that we cannot be surpassed in iron ship-building, and our Morocco industry is the largest in the country. Our houses are mainly three stories high, and few of our office buildings are higher than four stories. We have hardly a dozen elevators in our city, for the buildings are not high enough to require them. From a private estimate made it is believed that we erected about five hundred new structures last year, at an estimated cost of about \$1,500,000. Our buildings are all of brick and stone, except in the suburbs."

A. L. Johnson, Secretary of the Builders' Exchange, Wilmington, said: "The extent of our fire limits ranges from one to two miles from the centre of the city—say, an average of about one-and-a-half mile square."

"Have I seen the first issue of THE DAILY RECORD AND GUIDE!" said Frank E. Conover, Chairman of the Committee on Souvenir—"I should rather say so. What do I think of it! Well, THE RECORD AND GUIDE is not in the habit of blowing its horn, so I don't want to say too many pleasant things about it."

Wm. Fisher, of the Utica delegation, said: "We have handsomer private residences than business buildings; the latter range from four to six stories in height. The highest price obtained for a lot in our city has been about \$50,000. Our lots run from 35 to 40 feet in frontage and 120 feet in depth."

James John, Secretary of the Builders' and Traders' Exchange of Chicago, said: "We are twenty-five strong, and we came in a special car, having left Chicago at noon Saturday. Yes, I think there has been a great improvement in the style of our architecture in recent years. Besides, we are erecting very large buildings. One of our latest is a twenty-story fire-proof structure for the Masonic Fraternity Temple Association. This is higher, I believe, than any building you have in New York. It is to cover a plot 150x178 feet, and is to have seventeen elevators. The first five stories are to be devoted to stores. Do we sub-let contracts as much as you do in New York? No; our mason-work, plastering and iron-work is taken by each special contractor, and he does the job himself. The sub contract system does not by any means obtain as much as it does in New York. Our mason builders have big contracts, one having \$7,000,000 worth of work in hand at this moment. The value of our high-priced lots? Well, it runs as high as \$100 per square foot, which is equivalent to \$250,000 for a New York lot of 25x100. Our business lots are generally 50x100 feet in size, though they are sometimes wider and deeper."

Chairman Marc Eidlitz was very busy in his quiet, genial way, helping to entertain the visitors to the Building Trades' Club yesterday. Notwithstanding the large amount of contract work which he has under way on prominent new buildings, he manages to squeeze in enough time to give some attention to a builders' convention once in a year.

Thos. Lee, of the Cincinnati delegation, said: "We are evidently going to run New York and Chicago a close race in the height of our buildings. Until recently a nine-story building was the acme of our enterprise; now we are putting up one twelve stories high."

Knickerbocker Lodge No. 642, F. and A. M., confers the third degree in Clinton room, Masonic Hall, Tuesday evening.

Officers of the General Society of Mechanics and Tradesmen of the City of New York: Oliver Barratt, president; Joseph J. Little, vice-president; Guy Culgin, second vice-president; Richard T. Davies, treasurer; Stephen M. Wright, Secretary.

George E. Hutchins, of Washington, complained that whenever he came to New York it rained. He said, however, that the hospitality he met at the hands of the Reception Committee made up for the disagreeableness of the weather.

James M. Sinclair entertained a number of hearers at the Building Trades' Club with some good stories while the majority of the visitors were at Col. Auchmuty's trade schools.

D. B. Garnsay, of Boston, Mr. Sayward's secretary and right

hand man, said that the present convention would be more successful in the social and entertainment line than any former meeting of the association.

L. F. Kittredge, of Lowell, Mass., says that building in his city is brisk. He says also that the town is growing, and that real estate values are consequently increasing.

J. H. Ross, of Buffalo, who is in the material business, says that business with him is very good, and from present indications it is likely to continue so. He spoke very highly of the National Association in its promotion of good feeling among all those concerned in building.

James Boland, the delegate-at-large from Buffalo, who is known to his colleagues as "a good talker," chatted at considerable length, with a reporter, as to the future of his town. He says that it is growing very rapidly and that building is, has been, and the indications are that it will continue to be good.

Frank G. Kelly, of Lynn, Mass., whose association has just been admitted to the national organization, says, that since the great fire which destroyed so much of their town, building has been good, and promises to continue so.

N. T. Davidson, also of the Lynn delegation, was seen after his visit to Col. Auchmuty's school. He was most enthusiastic as to the advantages offered by that institution, and said that it would surely be the most powerful enemy to the trades unions that they have yet encountered. He complained that although he employed about forty masons the local trades unions allowed him only three apprentices.

J. E. Shover, of Indianapolis, came on with his delegation. He says that the only incident on their journey was a landslide which interrupted them at Charlottesville, W. Va. On the journey they met the Cincinnati delegation, and together they made the journey pleasantly. In Indianapolis Mr. Shover says that there is not much doing in building just now.

John Languth, of the Milwaukee delegation, started for New York with his colleagues on Friday. They stopped at Chicago and Washington, and looked around those cities, and reached New York on Sunday morning. Since then they have been studying the city's best points, and they say they are well pleased with what they have seen.

Holland Lodge, No. 8, F. and A. M., one of the oldest and best-known lodges in this State, will hold their regular communications in the Austin Room at the Masonic Temple at 8.30 P. M. this evening. Builders who are also Masons are cordially invited.

H. M. Reynolds, of Grand Rapids, Mich., gives an encouraging report of the prosperity and growth of his town. He says that it has become the centre of the furniture trade, and that when he left there buyers from 117 Eastern firms were in his town contracting for furniture. Over 10,000 people, he says, are now engaged in the furniture trade in Grand Rapids.

H. N. Doran, also of Grand Rapids, remarked that his town was exceptional, inasmuch as it had never had a "boom." He said that the growth of the place was steady and gradual, and as an illustration of its growth he said that not a month passed without witnessing the erection of a factory.

Henry Vogt, of Milwaukee, had just returned from the trade schools when a reporter saw him. He spoke very highly of them, and said that they would be an inestimable benefit to masons, builders, contractors and those engaged in similar business.

Thomas J. Carr, of Syracuse, said that building in Central New York just now was rather dull, but that it was picking up, and the prospects for an active spring were good.

N. G. Craig, of St. Paul, said that his delegation had had a very nice time on the way East, and that New York was a great place. They arrived in this city on Saturday, and since then they had been looking around the metropolis. The prospects for building in St. Paul, Mr. Craig said, were not very bright just now.

Patrick Conlon, of Milwaukee, likes New York immensely. He said that the trade schools, which he had just visited, would very soon break the power of the trades unions. Mr. Conlon said that the trades organizations were now so strong that they took all the profits in building, leaving little or nothing to the men who took the risks.

A large party of the visiting members of the association were taken to Proctor's Theatre last night by the Entertainment Committee to see a production of "Men and Women."

Samuel Tappin, of the Cincinnati delegation, said that in his city building was a little dull just now, and that it had not yet picked up. Cincinnati, he said, had suffered a good deal from the "oil craze" in other parts of the

State, which had attracted large numbers of immigrants. This exodus he hoped had now ceased.

From about 2.30 to 5 o'clock the rooms of the Building Trades' Club were almost empty, all the visitors and their friends having gone to see Col. Auchmuty's schools.

Wm. E. Munroe, of the Reception Committee, was stationed at the Building Trades' Club introducing the strangers from other cities, saying a word to everybody, and generally succeeding in making everyone feel at home.

Arthur H. Vogel, of the Milwaukee delegation, said he was delighted with the reception that he had met with in New York. On the way East Mr. Vogel said that the delegation had stopped at Niagara Falls, Buffalo, Scranton, Albany and Boston and had seen the best points in each place.

H. J. Sullivan, also of Milwaukee, declared that New York was the biggest hearted town he had ever been in. He said that the delegation had been looking round New York since Sunday, and they were more than pleased with what they had seen. On the return trip the Milwaukeeites will visit Washington, Philadelphia and the other large towns en route.

Edward L. Cook, of Buffalo, was full of the movement which has been started in his city to have manual training introduced into the public schools. When they succeeded in having this improvement adopted they would start an agitation for technical education in the schools. Mr. Cook complained that any great progress in this line was prevented by "politics" Even the Superintendent of Schools, he said, was elected in his city.

Charles C. Terrill, of the San Francisco Builders' Exchange delegation, arrived about 2 P. M., yesterday.

Wm. Harkness, Jr., of Philadelphia, came into the Building Trades' Club with an armful of placards announcing that the Philadelphia delegation were stopping at the Fifth Avenue Hotel. He wanted them posted on the walls of the rooms. He came on from Philadelphia with one other member of his delegation, and he said he had been hard at work ever since he arrived.

Thomas J. King, of Washington, said that he had had a delightful time since he left the capital city. He says that everything in the building line is in excellent condition and a better class of structures are being erected in his city every year.

The Entertainment Committee took a large number of visiting delegates to see "Blue Jeans" at the Fourteenth Street Theatre, and "A Texas Steer" at the Bijou last night.

Mr. Denman, of Camp & Son, when the remark was made that he knew "everything about cement from A to Z," said: "When I told Joshua Peck that I knew it all, he said, 'Well, Denman, I've been in the business longer than you and I don't know everything about the business;' and since then," said Mr. Denman, "I have believed that I knew a good deal about cement, but I did not know it all."

The Lynn, Mass., Builders' Association, represented by Frank G. Kelly, and the Pueblo, Col., Society, represented by A. N. Crowell, have been admitted to the National Association of Builders.

Mrs. Tucker's Invitation to the Ladies.

Mrs. John J. Tucker requests the pleasure of your company on Tuesday, February 10th, from 3 to 6 o'clock, 37 West 12th street, New York.

There are fifty ladies with delegates from out of town, and invitations have been issued to all. The wives and daughters of New York delegates are also expected to be present. Mrs. Tucker will be assisted in receiving by Mrs. Marc Eidlitz, Mrs. W. C. Smith, Mrs. A. G. Bogert, Mrs. O. T. Mackey, Mrs. Richard Deeves, Mrs. Stephen M. Wright, Mrs. E. Tucker, Mrs. H. W. Redfield, Mrs. John M. Canda, Mrs. A. S. Dickinson, Mrs. John McGlensy, Mrs. John A. Jarvis, Mrs. W. H. J. Hurst, Mrs. C. A. Cowen, Mrs. H. A. Maurer, and Miss Clara Tucker.

Invitation of the Society of Mechanics' and Tradesmen.

NEW YORK, Feb. 5th, 1891.

JOHN J. TUCKER, Esq., President National Association of Builders:

DEAR SIR—The General Society of Mechanics and Tradesmen of the City of New York cordially invites those in attendance at the Annual Convention of the National Association of Builders, to visit its hall, at No. 18 East 16th street, for the purpose of examining the beneficent work now maintained by the organization for more than a century, such as a circulating library, reading rooms, male and female schools, etc., all entirely free, for the use of the artisans of the metropolis.

I desire to suggest that Tuesday evening be designated, if convenient, at which time the officers and committees of the society will be in attendance to receive the guests.

I am, on behalf of the society,

Very truly yours,

OLIVER BARRATT, President.

The Evening in the Building Trades' Club.

The Building Trades' Club was an animated scene in the evening. Large numbers of the delegates gathered there after dinner and transformed the rooms into a social exchange, and proceeded at once to do a booming business in that line. The leading and festive spirits of the various delegations at once made their presence manifest, and proceeded to organize theatre parties and expeditions of exploration in the city.

Others found the cheerful quarters of the club more to their tastes than any attraction which required wading through the soaked and muddy streets. Correspondence and social intercourse filled the evening to their satisfaction. Conspicuous among these were two of the Worcester delegates, who claim to be the tallest team in the convention. They are G. W. Carr, who stands 6 feet 5½ inches in his boots, and George Kingston, 6 feet 4 inches in height. The Worcester delegation, alternates and visitors included, numbers nearly thirty, and is the largest delegation coming from a distance.

Many of the delegations from the "wild and woolly West," having something to boast about, came prepared to impress the importance of their respective cities upon the people of the "effete" East. The Omaha delegation, including Richard Smith, who was vice-president of the National Brickmakers' Association Convention in Indianapolis; J. J. Jobst, A. J. Vierling and Alex. Shell, had with them as a guest the Building Inspector of Omaha, George C. Whitecock. All the delegates were provided with folder statements of the wealth, prosperity, population and growth of the city. It tells the story of several "largest" things of which the city is entitled to boast. Mr. Smith wore a massive gold badge, the gift of the Builders and Traders' Exchange of Omaha to him as its first president. The building business had not been heavy during 1890, because of the political complications—during which the State languished under the prospect of having three Governors to rule at Lincoln—and because of the failure of the crops in twelve of the western counties.

"But the eastern part of the State is taking care of the people in the western counties and asks no help from anyone," added Mr. Smith.

The Denver delegation is equipped with cards upon which in soft colors are illustrated the principal buildings of the western city of the plains. Mr. John D. McIlvray, who recently completed the new Federal build-

ing, said they were building there all the year round. They were about to put up a new ten-story building of native granite, to be known as the Equitable Building, and the new State House, an imposing structure of native marble was in process of construction. Colorado, he said, was rich in the finest kinds of building material—in granite, of a beautiful rose tint, in marble, and in all kinds of coal, unlimited fire-clay, gypsum and plaster clay, iron and spiegel. Parties had recently organized a corporation to construct a large steel mill, and he was just putting in the foundations for a paper mill 618 feet long, in which New York capital was largely interested. The building business in Denver in 1890 had amounted to over \$10,000,000. The output of the stone quarries in and around Denver amounted to \$1,600,000.

Kansas City's delegation included fourteen delegates, alternates and visitors. George M. Banfield was accompanied by his wife. The winter had been favorable to the builders, and business was continued without interruption. But there wasn't enough of it just at present to prevent the attendance of a good-sized and representative delegation upon the convention. Chairman W. A. Kelly said he considered these annual gatherings of very great value to the business, and he wouldn't miss one of them for a great deal. He was hopeful that the president's suggestions about trade schools would receive practical consideration at this convention.

Cincinnati is feeling the benefit of the recuperation of the new South. Her costly venture in railroad building into the South country many years ago, that for a time made her groan and falter under the financial burden it imposed, has, according to Delegate B. W. Blair, proven a great blessing. Mr. Blair said there were at least eight tall business buildings of modern construction under way. These included a new thirteen-story office building, constructed of iron frame work, to be inclosed with terra cotta and brick, and completed with fireproof floors and ceilings; an Odd Fellows' Temple of eight stories, a new Young Men's Christian Association building of eight stories, an eight-story building for Mabie & Carew, at 5th and Vine streets, and an eight-story business building for the Perrin estate, at 5th and Race streets, besides three or four more prominent corner properties. Five of the delegates from Cincinnati are accompanied by their wives. The ladies are Mrs. Samuel Tappen, Mrs. Geo. Mason, Mrs. Archibald Coulter, Mrs. B. W. Blair and Mrs. J. M. Blair. All the delegates who visited the club were fervent in their praise of Bishop Potter's address at the New York Trade Schools.

A Story About Building Stone—In Daily Chapters.

CHAPTER II.

Among the largest, if not in fact the largest of these quarries, are those of the Hoosier Stone Company, their "Old Hoosier" lying in the very centre, both geographically and geologically of the oolitic deposit, and producing the celebrated light buff, dark buff and light blue "Hoosier."

The qualities recommending oolitic limestone are compactness, homogeneity, elasticity, uniformity of color and grain, a high resistance to pressure, and splendid weathering capacity, which, combined with ease of working and the enormous extent of the "Hoosier" deposit, make it the cheapest, best and most desirable building stone in the world.

The light buff "Hoosier" is the most popular stone for building purposes quarried, a reputation gained by its light and uniform color and the fact that it cuts easier than any other of the Bedford oolites, that blocks of any size possible to be handled by machinery can be furnished, and that it can be shipped without danger of loss by frost; whereas the shipment of most other stones ceases with cold weather.

Many very large and heavy contracts have been acceptably filled by the "Hoosier," among which mention may be made of the Cairo Bridge across the Ohio River, requiring 35,000 cubic yards (945,000 cubic feet), the contract to be filled in two years, while but eighteen months was consumed in its completion. This enormous work was all cut and put in readiness at the quarry, and at the same time all other contracts were kept supplied in different parts of the country.

Of the many fine examples of this stone, we may mention St. Andrew's Church, 75th street, between 9th and 10th avenues, J. C. Cady & Co., architects; Mrs. Ackerman's residence, 84th street and Riverside Drive, W. B. Tuthill, architect; a Rectory at 95th street, between 9th and 10th avenues; the Orange National Bank, Orange, N. J., W. S. Knowles, architect; Dr. Hoffman's residence, at 72d street, between 9th and 10th avenues, J. B. Snook & Sons, architects.

A darker, harder and coarser-grained stone, is the "Hoosier" dark buff, which can be used with the other Bedford buffs, the Emigrant Industrial Savings Bank, Chambers street, this city, being an example.

The "Hoosier" light blue is a finer and more compact stone than the light buff, with cutting properties about the same as most varieties of Bedford buff. No other quarry furnishes this variety.

The Algonquin Club, Commonwealth avenue, Boston, McKim, Mead & White, architects; the East Orange, N. J., Methodist Episcopal Church, R. H. Robertson, architect; and the four Deever's residences at 81st street, between 8th and 9th avenues, Berg & Clark, architects, are well worth a careful inspection as fine examples of the Hoosier light blue stone.

Another very beautiful limestone noted as being the lightest in color of any of the oolites is the "Petros," Kentucky, white limestone. It has been up on the market here for several years, and it is acknowledged by all that it makes a refined, elegant and durable building, having a warm, soft and assuring tone. It is strong and durable under climate influences, the block, 72d to 73d street, on West End avenue, erected by Dr. Robinson, Charles T. Mott, architect, being an example.

The "Petros" contains no oil or iron, which unfortunately were elements in an oolite from Kentucky sold here several years ago, but now happily out of the market.

(To be continued.)

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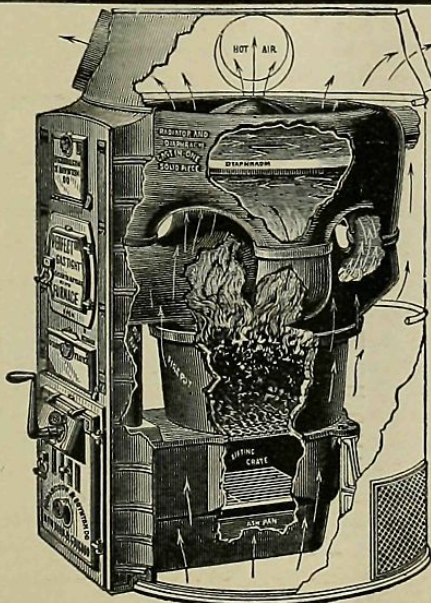
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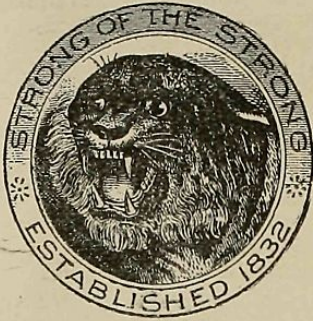
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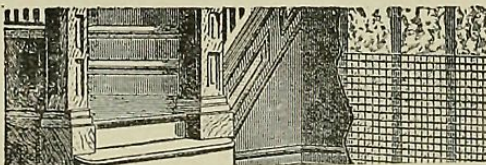
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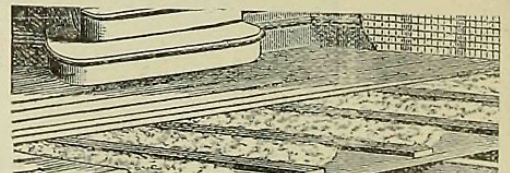
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Yosemite Apartment House, 62d St. and Park Av., New York.
New Jersey State Insane Asylum at Morris Plains, N. J.
St. Peter's Hospital, Brooklyn, N. Y.
St. Joseph's Hospital, Yonkers, N. Y.

Fourth Avenue Horse Car Stables, New York City.
United States Electric Light Buildings, Newark, N. J.
Clark's Mile End Thread Works, Newark, N. J.
Nairn Linoleum Works, Newark, N. J.
Edison Electric Plants at Newark and Orange, N. J.
Henry Clausen's Malt House, 71st St. and East River.
Plaza Hotel, 59th St. and 5th Av., New York.
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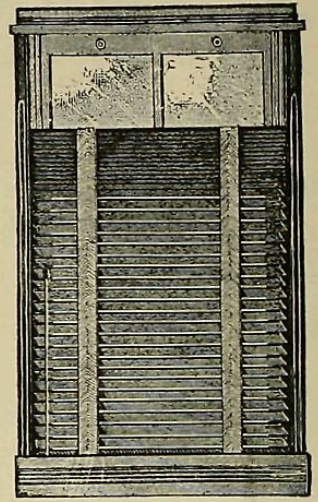
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