

THE RECORD AND GUIDE.

Office, 191 Broadway.

OCTOBER 14—21, 1882.

TO WHOM IT MAY CONCERN.

The columns of THE RECORD AND GUIDE of to-day are as full of interest as an egg is of meat. "Our Prophetic Department" will be eagerly scanned for Sir Oracle's report of the outlook in business circles and the stock market. The Washington correspondence contains matter that will interest the Belmont family and their friends. A very important portion of the famous Vanderbilt interview, not given in the New York daily papers, is also published. Real Estate people will find their specialty fully treated in its proper department, and all who are thinking of furnishing their houses or selling goods to those who are, will read with surprise how largely brass figures in house decoration. The excerpts from the press of the country on the affairs of the business world should be read by every active adult citizen. An especially attractive feature is a colored picture of Morningside Park as it is to be. This splendid public improvement now under way is also elaborately described in an article prepared by an expert. All who wish extra copies of this picture, may procure them at 5 cents apiece or 50 cents per dozen.

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TO BE KEPT IN MIND.

Among the objects for which this journal proposes to strive are the following:

*First.*—The limitation of the power of all legislative bodies in this country, from Alderman to Congressman. Our population has grown so large and legislative bodies are so numerous, that the latter cannot be held to a strict accountability, and, as a consequence, corruption is rife in every chief City and capitol of the nation. There is the same objection to clothing legislatures and congresses with irresponsible power that applies to all corporate bodies. It can be said without fear of contradiction, that every Board of Aldermen of the city of New York, and every Legislature of the State of New York which has been called into life within the last forty years has been a bribable body, and the same is true of the local legislatures of other cities and other states.

*Second.*—Mayors, governors and other executive officers, must be given greater authority, so that they can be held to a sterner accountability. While our aldermen and legislators are, in the great majority of cases, utterly unfit for their positions, our mayors and governors are generally men of ability and character. It is idle to hope for any vital reform in the conduct of our public business until every department has a responsible head, so that when wrong is done the people will know whom to blame.

*Third.*—Our civil service must be reformed from A to Z; there must be no minor appointments for political reasons, and no dismissal except for inefficiency or meddling with the elections. The office-holding fraternity must be sent to the rear, and made the servants, and not, as they now are, too often, the masters of the people.

*Fourth.*—There must be only one monopoly in this country—that of the general government, responsible to the whole people. All corporations must be subordinated to the greater corporation which sits in its place of power at Washington. This change should be effected, not only in the interest of the people, but to save the transportation companies themselves from the parasites who now prey upon them. Once under the control of the nation there will be no necessity for them to

bribe legislators or judges, or to maintain a lobby at every capital, or to issue dead-head passes by the million.

*Fifth.*—In order to affect these and kindred reforms, THE RECORD AND GUIDE will keep on agitating the necessity of holding a National Convention to revise the Constitution of the United States. The new age brings with it new conditions to which our fundamental law should conform.

The politics of the day are a chaos—no party has a programme worthy the name; hence our so-called political debates are frivolous and barren of good results. The discussion of amendments to the fundamental law would dignify our party contests by attracting the attention of the people to questions of vital moment having a bearing upon our future history.

"THE PUBLIC BE ———."

These words, spoken by Mr. William H. Vanderbilt to a Chicago reporter, are already familiar to the public thus execrated. They will become more famous, and be remembered longer, than any words Mr. Vanderbilt has ever spoken before and than any he is likely ever to speak again. True, he denies having uttered the objectionable words, but they are so characteristic that the public will believe the reporter and not Mr. Vanderbilt.

"An honest confession is good for the soul." There was an immense deal of palaver at the Chicago convention of 1880. All of it is forgotten now, and only the brief and honest speech of one man is remembered. The man was Flanagan of Texas; the speech—"What are we here for except the offices."

Mr. Vanderbilt's speech has the same merit. It is a candid and forcible expression of the speaker's sentiments, and they are sentiments which the public—the public—is interested in knowing.

Did Mr. Vanderbilt ever consider to what he owes the millions which he avers are his to do what he likes with? He did not always take that view of them. When his father's will, under which he took them, was contested, he intimated, also to a reporter, that if the millions were his to do as he liked with, he would satisfy all the reasonable desires of his brother and sisters. But he explained "I do not regard this money as a fortune; I regard it as a trust." This was an acknowledgment of a stewardship, and as such it was gratifying. What he meant plainly was that his father's will bound him to keep the property together, as it was left, so as to secure the control of the New York Central road, and that he must not divert any of it even to satisfy the natural claims of his kindred. He was to crucify his affections in order that he might do his duty. This was very impressive. It ceased to be impressive when Mr. Vanderbilt sold fifty millions of his "trust" out of New York Central and put it into Government bonds, the income of which he has spent to gratify his personal desires.

Now, we repeat, where did this trust money come from? It came, every dollar of the New York Central stock came from a charter granted by the State of New York under which the State deputed to the railroad its right of eminent domain, took land for the road from the owners whether they were willing or unwilling to part with it, and protected the road in taking toll of its passengers and its freight. Why did the State delegate these sovereign powers to this company? There is only one answer possible. It was because the road was expected to be of public service. Every one of the roads with which Mr. Vanderbilt is connected was chartered in the same way. The consideration upon which its charter was granted was the expectation that the road would promote the public convenience.

And now, when Mr. Vanderbilt is asked whether, in order to accommodate the public he will run a fast train which does not pay over the roads the public have permitted him to acquire, and with them to acquire scores of millions, he answers, frankly and forcibly, "The public be ———."

Mr. Vanderbilt can scarcely imagine that the public has voted him these scores of millions as a mark of its esteem. Apart from his interesting and admirable money he is not commonly regarded as an interesting or an admirable person. He has neither the personal force that belongs to the acquirers of great fortunes, nor the culture and grace that belong to the inheritors of great fortunes. The only sense he has ever shown of any public responsibility, was shown in his purchase of a collection of good pictures, by which he is probably bored. It seems, however, that he really likes to collect trotting horses, and win bets upon their speed, while he extremely dislikes to lose these bets. He is also, in spite of his great wealth, a stock-gambler in Wall street, where he bears the reputation, we will not say of a sharper, but of a person who is not in any way scrupulous competent about the means by which he gets money

In fact more than one of his operations in that street are considered, even in that place of easy pecuniary morality to be such as would discredit a needy and greedy adventurer who had no other way of getting a bare living. Mr. Vanderbilt is as greedy as he could be if he were needy.

And it is this creature of the public bounty, bloated into prosperity and into insolence by the contributions of the public, who repudiates all obligations to his creator, and when those obligations are brought to his notice, answers, "The public be —."

Mr. Vanderbilt probably views with loathing that kind of "communism" which objects to attaching sanctity to property acquired in stock deals by gambling with loaded dice. But Mr. Vanderbilt has done more than any other man to encourage the spirit of communism. The public which has produced his prosperity and protects him in enjoying it will not be apt to forget his execration.

In four words Mr. Vanderbilt has summed up a social philosophy worthy of a hog.

#### LOOKOUT FOR THE ASSEMBLY.

The important matter to be decided in the election on the seventh day of November next is not who shall be Governor of the Empire State for three years from the first day of January, 1883, but who will compose the next Legislature. The State can be prosperous and happy with Judge Folger or Mayor Cleveland in the executive chair. Either gentleman seems admirably fitted to make a governor of whom the people of the State might be proud. Judge Folger is an elderly statesman, ripe in experience, studious and careful in habits, of pleasing address and manners, and a person who has filled a number of offices of the highest importance with honor and credit to himself and without detriment to the common weal. Mayor Cleveland, on the other hand, represents the newer and more aggressive, and it may be less conservative and more progressive elements in our political life. He is in the prime of life. He has not held many offices, but those he has filled he has filled not only well but with an independence and courage rare in our politics. The highest administrative office in our State would be perfectly safe in his hands, and it is by no means unlikely that with the infusion of new blood and new life into the higher counsels of the Democratic party in this State, which would follow the election of Grover Cleveland to the office of Governor to this State, the party at large would be the gainer in having at hand an available presidential candidate for 1884. But be this as it may the people of this State—the ninety-nine persons out of every hundred—who are not interested in partisan squabbles, who desire good government and who do not care which party gives it to them, so long as they get it, are only slightly interested in the result of the gubernatorial contest. Both men are acceptable, and it will not be a choice of evils to vote for either.

Mayor Low, of Brooklyn, deserves credit for his sagacity in pointing out to voters when they could make their votes tell and where they should make them tell. It is not exaggeration to say that year after year we send the wrong men to the Legislature. Look at the men themselves in session and one can from a glance at their physiognomies and manners, and from listening to their speeches, see that they are not fitted for the functions which they attempt to discharge. One sighs with relief as the session approaches its end. And after it is ended one looks back on the work with contempt and indignation.

One of the most important questions that will come before the next Legislature is "home rule" for the cities of this State. The only city of our State which has a charter at all up to the times is the city of Brooklyn, and even that requires, as Mayor Low pointed out, amendment in important particulars to make it what it should be. This city requires a new charter. We want single headed departments throughout. We want to be rid at once and forever of the travesty of the United States Senate presented by the Board of Aldermen when it sits in judgment on the Mayor's nominations—to confirm or reject them. Unsavory as was its source it must be admitted that the Tweed charter was the best New York has yet had. It fixed responsibility on certain heads of departments—it gave us the Board of Estimate and Apportionment, which is necessary to the working of our municipal governments; and it cut down the powers of the Board of Aldermen, which, unfortunately, the subsequent charter restored and in some respects increased. Indeed so successful was the "Tweed charter" in fixing responsibility on the proper persons, that its own authors proved its victims. The plundering of the city treasury might have gone on indefinitely had it not been for the charter which Tweed and Sweeney gave to New York. What was from the statesman's point of view their highest claim to regard proved their ruin.

In any new charter that is given to us we must insist upon reducing Aldermanic power to a minimum. The exercise of such power results in evil continually. The power of confirmation of the Mayor's nomination ends by paralyzing the Mayor's action, and renders not only possible but necessary the most unfit nominations. Considerations as to the good of the community, the integrity of public officials and efficiency of the public service are wasted on the small-fry politicians, composing a large majority of the Board of Aldermen. Appointments to office in this city are the result of a barter between the Mayor and the "leaders" controlling a majority of the members of the Board of Aldermen. What kind of officers we get by this system, everyday experience shows us. What kind of officers can be obtained by a system where the Mayor is clothed with the untrammelled power of appointment, and only responsible therefor to the people, the example of Brooklyn under Mayor Low shows. No charter for the city of New York, or for any other city in this State is worth a rush which does not confer upon the mayor or chief magistrate of such city the full power of appointment, unchecked by a Board of Aldermen or any other confirming authority. If there are bad appointments we then know whom to hold responsible therefor.

For the foregoing reasons it is highly important that the voters should scrutinize with the greatest care the list of candidates for Members of Assembly in their respective districts. Party considerations should be given little weight. Considerations of fitness for the trust and honesty in its discharge should be given the greatest weight. But other and highly important questions will come before the next Legislature. The anti-monopoly question is by no means settled, and the little legislation on that subject at the last session will need to be supplemented and it may be amended. The question of the codification of our laws will come up again and demand wise treatment. The "free" canal amendment to the Constitution, if adopted, may require intelligent legislation to make it effective. The abuses growing out of the dissolutions of corporations, the plundering of their assets, and the villainies of receiverships, will demand attention and require heroic treatment.

Look to your Assemblymen. Let the gubernatorial question settle itself—assured that the State will be safe with either candidate in the chair. But the State will not be safe unless great care is taken in the selection of the members of the Assembly of 1883. The members of the last Assembly are not persons to be proud of as a whole. On the average a State has the kind of Legislature it merits. We have the power to elect good men. And there should be no hesitancy in exercising that power. Let us begin now to choose good members of Assembly and it will be easier next year to continue the operation.

The action of Mr. Henry Ward Beecher in withdrawing from the Congregational Association has produced and will produce wide discussion. Those who are, or pretend to be acquainted with Mr. Henry Ward Beecher's real opinions on fundamental questions say that he will be quite as uncomfortable in his new position as he was in his old—outside of the Congregational body or association as in it. It is claimed that he is not only an evolutionist up to a certain point, but that he is an evolutionist on all points. He subscribed to the Herbert Spencer fund, is a constant reader of his books, and a great admirer of his writings. It is reported that he told Mr. Spencer's leading American adherent that he (Beecher) accepted fully Spencer's system. Unless the public are misinformed that system gets rid of God and immortality—if there is the shadow of a God in it, and there may be that but no more; there does not appear to be even a hope of a future life. Does Mr. Beecher accept that system? If he does most persons will say that he should not only withdraw from the Congregationalists but from the Christians. If he abjures the name Congregational because he has ceased to accept some of its views, he should abjure the name Christian if he has adopted that contradictory of its most fundamental doctrines. Mr. Beecher owes it to himself, now that his action in withdrawing from the Congregational Association has directed public attention to his opinions in their relation to current Christian theology, to tell the community how much truth there is in the rumors about his radicalism, and, some have said, his infidelity. How say you, Mr. Beecher, do you believe in the Gospel of Jesus or in the Gospel of Herbert Spencer?

Governor Cornell, rumor hath it, is quietly enjoying the mess which his opponents in the late Republican State Convention have made of it, and the sorry plight in which his successful competitor has been placed by their indiscreet, if not criminal zeal. To friends who came to condole with him over

his defeat, he is reported to have said that they came to the wrong place, and that he was not selfish enough to demand pity, when so many persons sorely needing comfort were urgently demanding sympathy and finding none. Every political canvass has its comic side, and in the present Republican canvass this comic side is to be found in the vanquished crying death to the victors and apparently having it in their power to inflict it.

#### OUR PROPHETIC DEPARTMENT.

QUESTIONER—I heard of your predictions in last week's RECORD AND GUIDE, when on the "street," recently. I have no doubt your advice has been followed, and that certain operator's have sold pork, beef, corn and oats, to be delivered from anywhere between next December and the following May. You are still of the same mind?

SIR ORACLE—Certainly. All accounts agree in declaring that grain and all vegetable food will be abundant this year all over the world; in which case animal food, as well as the food which animals consume—that is, corn, oats and hay—must see lower figures than those which now obtain. I am still of the opinion that there is more money in selling high-priced food products short, than there is in being "long" of railway securities. Cotton, it seems to me, is a good article to let alone; the crop of this country will be a great one and the foreign supply will not be deficient, which would seem to indicate lower prices. Indeed they say on the Cotton Exchange that there may be over seven millions of bales this year, that is if the present mild weather lasts. The first effect of an enormous crop would be to lower prices, and yet it is also a fact that big crop years are often high price years. Then, abundant food means an actual addition to the resources of the working classes, who will consequently buy more cotton goods. I look for an unusual consumption of fabrics made from the "floculent fibre."

QUESTIONER—Don't you think it a risky business advising people to buy this or sell that article, speculatively?

SIR ORACLE—All business is risk; everything man deals in is liable to go up or down in price according to the fluctuations of the market. For that matter marriage is a risk. We take our lives "in our hands" when we go traveling, especially if our trip involves going through the Harlem Tunnel. Life is a risk. I don't compel people to follow my judgment.

QUESTIONER—I understand you, then, that the stock market is not as attractive to a speculator as it has been?

SIR ORACLE—I do not think that the excited "bull" markets of '79, '80 and the spring of '81 are likely to be reproduced for some time to come. In all speculative eras the fever first shows itself in the stock market. It next appears in the manufacturing and mercantile worlds, but it always ends in a heavy buying of real estate. We are through with what is known in the slang of the day as the "boom" in the stock and mining markets. Speculation, or rather what is a very great activity, has manifested itself in all departments of trade and now the time has come for real estate. This, I think, will be the speculative card for the next few years. The increase in our population and wealth will express itself by a higher valuation in realty.

QUESTIONER—If you were in possession of large means, and wished to purchase securities that could be quickly converted into cash, in what would you invest?

SIR ORACLE—Now you are asking too much. I must decline to give more than general advice. The rarest and ripest intelligence would necessarily be at fault in recommending special securities. There is, however, a class of stocks and bonds against which prudent investors should be on their guard. It may be laid down as an axiom in Wall street dealing, that every new railway enterprise which extends out into the wilderness, is exceedingly dangerous. As a matter of fact every road constructed west of the Alleghenies with, perhaps, the exception of Lake Shore and Rock Island, has been bankrupt more than once. The Northwest Company was reorganized three times, and yet its trains ran through a comparatively settled country. The Missouri Pacific, the trunk line of the Southwest, and one of the oldest roads west of the Missouri river, was sold for a song only a few years ago to Commodore Garrison.

QUESTIONER—Then, perhaps, you would not object to mentioning some of the roads it would be wise to avoid?

SIR ORACLE—Certainly; the Texas Pacific, the M., K. & T., Southern Pacific, Denver, and, indeed, every road building through very sparsely settled districts. Some of these stocks may see higher figures, one or two of them certainly will; but in the end they must go through bankruptcy, as have all previous roads built under like conditions.

QUESTIONER—How about Northern Pacific?

SIR ORACLE—That has gone through bankruptcy once, and

will probably have to do so again—unless, indeed, the present rage for buying land in the Northwest should continue; in which case the Northern Pacific, if its management is honest, may be kept solvent by the sales of its magnificent land grant. But I question the future of any road which has first to populate the country tributary to it.

QUESTIONER—How does the political situation strike you?

SIR ORACLE—There will be a Republican rally before the election and Folger's chances will look better. He is an excellent candidate, apart from his Jay Gould affiliations, and many Republicans will vote for him eventually, who at first thought they would support his opponent. The railroad kings have triumphed in the construction of both tickets, and Cleveland is as deep in the Vanderbilt mud as Folger is in the Jay Gould mire.

QUESTIONER—Then as to the political situation in the West?

SIR ORACLE—Well, it looks very much mixed for the Republicans just now. But the temperance issue will eventually work to the disadvantage of the Democrats. Prohibition will finally win and the party of "great moral ideas" will profit thereby. Even should all the elections go against the Republicans this fall, it by no means follows that the Presidential contest will go against them in '84. If the country is prosperous then, as now, the administration will stand a fair show of winning.

QUESTIONER—About our local contest—what are the chances for the success of a ticket nominated by citizens outside of the regular party organizations?

SIR ORACLE—If the county Democrats and Tammany men can reach an agreement, there is no hope for any citizens' organization. With the very fair prospect of carrying the Presidency next time, there ought to be harmony in the local Democratic ranks, for then there will be enough of prospective plunder to keep the factions from fighting. Should, however, John Kelly and Edward Cooper fail to come to an agreement, then a citizens' movement, backed by the Republican vote, might succeed. But there are a great many ifs in this case.

QUESTIONER—Would any good result, if the "citizens" should elect their ticket?

SIR ORACLE—Judged by past tax-payers movements—not much. The revolt against the Tweed ring was the only effective reform canvass we ever had in the city. A reform mayor could do nothing, as he would be at the mercy of the aldermen, in his appointments, and he has no real power over any of the departments of the city government. But we shall have a very exciting election this fall—that much I do foresee.

#### ALL THAT MR. VANDERBILT SAID.

There is clearly some mystification connected with the now famous interview with Mr. Vanderbilt, at Chicago, published in one of the city papers this week. The language attributed to the Railway Croesus is so idiomatic and characteristic that it must have been uttered by the "great untaxed." But we find a very different version of the interview in a Chicago paper, which is reproduced elsewhere. The contemptuous and profane allusion to the public is omitted in this rendering of the conversation, but it contains new matter of very great importance. Mr. Vanderbilt declares that Michigan Central is in excellent condition, and will soon pay handsome dividends. He claims to be the largest stockholder in the Rock Island Road, while he also has a great pecuniary stake in the Chicago, Burlington & Quincy. It seems, according to his statements, that there is a strong likelihood of the Pullman Car and Wagner companies consolidating, so as to form a great monopoly in parlor, sleeping and dining room cars.

But the most important feature of this Chicago interview, is an acknowledgment by Mr. Vanderbilt, that a National Board of Railway Commissioners would be a good thing for the companies, as well as for the country. He has a contemptuous opinion of State Boards, which, he claims, are generally composed of politicians of a purchasable kind, and in this he is in a general way correct, but the charge will not hold good against the Massachusetts Commissioners. It will be remembered that the late Col. Tom Scott favored the formation of a National Supervisory Commission of Railroads, and to this complexion it must come at last. Railways pay no regard to State lines, and their control within State limits is inefficient and often harmful, as it harasses the railway managers without benefiting the public.

What the country really needs is a Government department of transportation, the head of which shall take a seat in the cabinet. To this department all the transportation companies should be required to give full reports of their earnings and disbursements, and no new railway extension should be undertaken without its authorization. All paralleling of trunk lines should be inhibited as a criminal waste of the public's money. This would put a stop to such roads as the Nickel-Plate and the line now building between Albany and Syracuse. The next panic, when it comes, will be in great part due to the

unnecessary multiplication of railways, because they necessitate the conversion of the active floating capital of the country into fixed capital, not available for the immediate wants of the community.

Mr. Vanderbilt denies the accuracy of the conversation attributed to him, but the statement of the reporter in reply will carry the most weight with the public.

### Apartment Houses.

We showed last week how the 25 foot house entered the soul of the New York builder during the brown stone period, and dominated all his conceptions.

If he had a row of houses he put up houses having a regular relation to the 25 foot lot. The changes rung in this simple theme were themselves simple. There were five houses on four lots, the 20 foot house; four on three lots, the 18 foot 9 house; three on two lots, the 16 foot 8 house; five on three lots, the 15 foot house, and in rare instances two on a lot, the 13 foot 6 house.

This arrangement is nearly compelled by the inconvenient and wasteful street and lot system imposed upon New York in 1807, which it is now too late to change. A shallower lot with more frontage would have been a far more convenient unit of ground space. But such as the 25 foot lot is it has governed the building of New York.

In single dwellings, the system, as we said last week, has its drawbacks, but when it is applied to associated dwellings the system breaks down altogether. The earliest form of an associated dwelling is a 20 foot house, four or five stories high. This was the tenement house, and the tenement house was a "survival." When tenement houses first came in, say thirty years ago, no special plan was made for them. One of them was a 25 foot and sometimes a 20 foot house, with such modifications from a single dwelling as were absolutely and evidently necessary, and no more. More room must be got on a floor, so the house already too deep was deepened from 50 feet to 75 feet, and the middle part devoted to smoke and foul air and mustiness bore so much larger a proportion to the whole house. The rooms were made smaller as more people were to occupy them, and the still smaller back yard became a net work of clothes line, and on washing day was filled with flapping clothes, so that the only outlook in the house was from the front windows.

This slipshod arrangement was evidently a survival, and the common "flat" house of New York, in which most people whose incomes are between \$1,000 and \$2,500 still have to live, as people with incomes above that figure have to live in narrow brown stone fronts, is a survival of that survival, just as the English railway coach is a survival of the stage coach, and as the cars on the Third avenue elevated are exaggerated survivals of the horse cars, while the cars on Sixth avenue are designed with some reference to their special purpose.

The tenement house is thus the father of the flat house, and the brown stone front is its grandfather. And the flat, and not the specially designed and handsomely fitted apartment house, is the type of dwelling in New York for people whose incomes are larger than those of laborers and less than those of professional men. A large majority of the new buildings going up in the upper part of the city are of this type. A row of brown stone fronts of 25 or oftener 20 feet, sometimes detached, sometimes gathered under an umbrageous tin cornice bearing a pediment inscribed with a romantic name, but always the same series of little rooms, lighted effectually only at the ends, though there is a makeshift of a light shaft or perhaps two in the central part, with bedrooms impossible to light and ventilate, and of course unwholesome to use, the two end rooms the only ones decently habitable. It is, as Matthew Arnold says, a very defective type.

Let us look at a Paris apartment, a recent one, in one of the streets beyond the arch, the Avenue de la Grande Armee, for example, where lives a good friend of mine; profession, journalist; income, equivalent to \$5,000, and so it is only one flight up, for the elevator has not yet equalized rents in Paris. The unit of frontage for apartment houses in Paris is not 25 feet, but 20 metres (65 feet), and nobody is permitted to build apartment houses on less. A large ornamented archway, of ample width, gives access to the wide stairways, one on each side, and to the court at the further end of which all the household service is done by means of lifts. Though there are no passenger elevators, the stairs are so broad, so easy in slope and the lighted landings where we turn are so frequent that the ascent is much less tiresome than climbing the straight run of a New York hall stairs. At the landing we ring, and are admitted, first to a vestibule and then to a salon, which extends to the middle of the archway, and, with a little study or boudoir at the angle, occupies the whole street front, a front, be it noted, of 7 feet more than the wide houses of New York. The remaining rooms which, including the passage, are of about half the width of the front, are ranged along the court, the kitchen at the end, and there thus accrues a central court, 30 feet wide by the depth of the lot. Nothing can be simpler

than this plan, and nothing more convenient. The only drawback is that access to the rooms along the court is gained from a dark passage. This plan, however, cannot be executed upon the New York lot. Two lots are insufficient to do it comfortably, and if the New York builder undertook to execute this plan upon two lots he would simply spoil it by making a well of his court, which is something more than a well in Paris, both because of its width and because the houses are restricted to five stories in height. We cannot teach the French any real economies, in land or in anything else. Paring cheeses after them is very unprofitable, and we may be sure there is no waste in any device which has found favor in Paris.

This plan, as we say, could not be executed literally in New York by reason of our lot system; unless, indeed, somebody were to buy the lowest multiple of 65 feet and build five of these pairs of apartments. But what dweller in a flat in New York, nay, what dweller in a carefully planned apartment house, is so liberally and well lodged, in all essential respects of light and air, even in ample space for entertainments, as the dwellers in these Parisian apartments, with an ample parlor, library and dining room *en suite*. Is it not time that builders should begin to discard the 25 foot tradition, and to see how much better they can lodge two sets of tenants in one building 50 feet wide than they now lodge them in two buildings each 25 feet wide.

Economy of thought is the most wasteful of all economies.

It is less than fifteen years since people who aspired to any social position in New York lived in flats. The people who now crowd the new flats as fast as they can be built then lived in boarding-houses. The change is without doubt for the better, socially and morally, and not for the worse in a sanitary point of view; but in all points of comfort and some points of health, it leaves much to be desired. The common 25 foot flat leaves almost everything to be desired. Apartment houses of the highest class do not deal with this problem at all. What we need is an improvement of the common type, not of the exceptions. And the first thing we need in order to obtain it is to acknowledge and if necessary to enact that a flat house shall not be built in a single lot.

The first apartment house which an architect was called upon to design in New York was one in Eighteenth street, near Third avenue, which was built about twelve years ago from designs by Mr. R. M. Hunt. It remains one of the best planned and one of the best architecturally of all the apartment houses. In those more recent, even of a high class, there is a tendency to meanness in narrowing the halls to mere passages where two persons can scarcely pass each other, and in stuffing bedrooms into dark corners, and the like devices show that a desire to "get more from the wolf than his skin" which always defeats itself, and which may result in bringing the whole system into disrepute among people who can afford to keep houses and who only keep apartments, not because they are less expensive but because they are less troublesome.

Architecturally we are as far from a type of apartment house either of the first or of the second class, as in plan. The strict uniformity enforced in Paris would scarcely suit us, nor is it desirable, but most of the experiments now going up scarcely give promise of a more satisfactory type, while nobody, not even the builders of them, can like the looks of the brown stone fronts which are going up by the mile on the East Side abreast of the Park. But this is a large subject, not to be properly dealt with at the tail of an article.

### The Kind of Mayor We Want.

A meeting of the citizens of New York the other evening shows that they are alive to the dangers of a party hack as Mayor of this city, and will do all they can to prevent such a result. The Mayor to be chosen at the next election will have to fill a great number of offices, of which the following are among the most important: Controller, in place of Allen Campbell, December, 1884; Commissioner of Public Works, in place of Hubert O. Thompson, December, 1884; Commissioners of Police, in place of Steven B. French, May, 1883, and Joel W. Mason, May, 1884; Counsel to Corporation, in place of Wm. C. Whitney, December, 1884; Commissioner of Docks, in place of Jacob Vanderpoel, May, 1883; Commissioner of Charities and Corrections, in place of Thos. S. Brennan, May, 1883; President Board of Health, in place of Chas. F. Chandler, May, 1883; Fire Commissioner, in place of Jno. J. Gorman, May, 1883; three Commissioners of Excise, in place of Wm. P. Mitchell, Emanuel B. Hart and Morris Friedsam; Commissioner of Taxes and Assessments, in place of Geo. B. Vanderpoel; seven Commissioners of Common Schools, and eight Inspectors, appointed each year; eight Bridge Trustees; two Police Commissioners; Superintendent of Public Markets; besides City Marshalls, Clerks and other offices.

The business people of this city, the people interested in its prosperity and good name, and who pay the taxes to support its government have no interest in the politics of the coming Mayor. Either party might give us a bad Mayor, and both parties might give us bad candidates for Mayor, so that the intelligent voter would have only a choice of evils in deciding between them. What we have to fear is the "dicker" system. The politicians, when they have the nam-



ing of a Mayor, select one who will be a good Mayor for politicians, not a good Mayor for a community of citizens interested in industrial pursuits for the most part.

A union of discordant factions is only brought about by the presence of patronage, which a joint effect is necessary to buy, and its object is plunder. A Mayor nominated under such auspices would enter office a slave. All his appointments would be made before he took his seat, and it would only be through an accident that there was a fit man among them. They would be selected, not because they were fit, but because in the "dicker" they were persons who had to be taken care of. On the other hand, the Republican machine has not turned out work superior to that of the Democratic machine. Patronage is the be all and the end all of the politician, by whatever partisan appellation he is known. The Mayor, which the politicians desire for New York, is not the Mayor New York wants—he is the very Mayor New York does not want.

The city demands, as its Chief Executive, a man of broad views, upright, independent and practical in the best sense of the term. We want a Mayor who would not appoint unfit, or dishonest, or disreputable candidates to office, no matter what pressure was brought to bear upon him; and a man, on the other hand, who would maintain the dignity of his office and its independence of mere partisan whims and vengeance, whatever might be the cost. The ordinary machinery of neither party can produce such a man. The great majority of the voters of New York are non-partisan. They want good government, and if they are really in earnest they can make their wants known, and even the boldest politician is not in a humor at this time to snap his fingers in the faces of the independent voters, saying "What are you going to do about it?" Every good citizen should insist that the Mayor of New York for the coming two years should at least not be a party hack and under the thumb of any "leader," however high in the ranks of the army of politicians.

A Washington correspondent criticises Mr. Perry Belmont somewhat harshly. If the gentleman assailed has any real merit as a public character, he can stand any amount of criticism, even if it should be malicious and untruthful. It is an honorable and commendable ambition on the part of a rich man like Mr. August Belmont to wish to see a member of his family make his mark in public life. One of the best signs of the times is that our wealthy and historic families, such as the Adams, Fishes and Astors, are anxious to become leaders of the people. Heretofore our wealthy young men have had no career, except in the professions, literature and general business. It is to be hoped that the younger members of the Vanderbilt family will take to politics rather than to the turf. Whatever may be the truth about Perry Belmont, other rich young men would do well to follow his example.

There are several points which, it is to be hoped, Mayor Low, or some organization which carries weight with the public, will bring to the attention of the two candidates for Governor, so that voters will know just where they stand. One is a demand for more explicitness on the free canal question; another is, what Messrs. Folger and Cleveland mean by home rule for cities. Are they in favor of more or less power being lodged in the executive? And then will they pledge themselves that the railway commissioners to be appointed shall be such that no one will suspect them of being in the interest of the great railway corporations.

A correspondent, who has just returned from Europe, writes a letter expressing his surprise at the growth of cities abroad. We Americans are apt to think that the rapid building up of towns is confined to the new world; but, as a matter of fact, London, Paris, Berlin, Vienna, as well as all the old historic cities, are adding constantly to their population. The whole tendency of the modern world is in the direction of a larger relative increase in the urban compared with the rural population.

The growth of cities is phenomenal, and is greater than in any former age. Man is naturally gregarious; he wants to live with his fellows, and the more neighbors he has the better is he pleased. This is why investments in city property yield quicker and larger returns than does the purchase of farm lands. Of course, wild land in a new country is often a very profitable investment, for a new railroad often enhances it 500 per cent. in value. But farm land is slow of sale, while there is always a market for city realty.

Can the Republican party recover this year from the shock of defeat in Ohio? It is possible but not probable. It would seem as if the next House of Representatives would be Democratic by a good working majority. Ohio will set the fashion, Indiana will follow, and New York and Pennsylvania will follow its lead. Such a result would have serious consequences for the Republican party and for many of its hitherto trusted leaders.

## Personal Gossip From Washington.

[From an inside correspondent.]

WASHINGTON, D. C., Oct. 12, 1882.

Editor RECORD AND GUIDE:

Perry Belmont, having been mentioned as a candidate for governor of New York, after having served a term in Congress, cannot complain, nor can his friends, if the entire truth is told about him. THE RECORD AND GUIDE, having no affiliations with either political party, is a very proper medium to give to the public the exact status of every public person, who, by ability or chance has succeeded in attracting general attention.

It is difficult to describe the amused astonishment of those who know Mr. Belmont personally, when they read about him in the newspapers or hear him mentioned as a candidate for governor. The young man impresses those who have the honor of his acquaintance, as being a person of extremely slender mental endowments, a little fellow, who in any walk of life, would be distanced by any one of even moderate intelligence; indeed, to be frank, he seems to be a kind of a cross between a "Toots" and a "Guppy." The letters and documents signed with his name cannot possibly be of his composition, and those who know the family attribute all of them to August Belmont, Mr. Perry Belmont's father. The elder Belmont is really a man of signal ability. He is the financial adviser in this country for the Rothschilds, and he has the clear judgment and business sense which distinguish that great Jewish family. It is believed here that when this generation passes away, the name of August Belmont will be kept in honorable remembrance, for his happy influence upon the Democratic party during the civil war. He was Chairman of the Democratic National Committee, and a leader in its councils while the great strife was raging. The private letters he wrote to leading men of the party are in existence in a printed form, but have as yet been kept from publicity. When given to the public, probably after his death, Mr. Belmont will be regarded as largely instrumental in bringing about a prosperous issue of the war by keeping in check tendencies of the Democratic party at that time, which might have given material aid and comfort to the enemy. All this is the more creditable to Mr. Belmont, as he has not been successful in political life. He has given a great deal of time and money to politics, but never held but one appointment abroad. But his appearance is forbidding, his manner is brusque, he speaks with a foreign accent, and in short he lacks all the qualities which render the ordinary politician popular with the voters. At first Mr. Belmont was ambitious for personal distinction, but after his aspirations were thwarted in the political field, he sought to do for his son what he could not achieve for himself. Hence the letters and documents of Perry Belmont are ascribed to his father. In his famous encounter with Blaine, Perry cut a most absurd figure. The questions he asked were written out for him by that most clever and versatile of journalists, Mr. Wm. Henry Hurlbut. But poor little Perry blundered from beginning to end, and never even got the drift of the queries he was putting. Of course the anti-Blaine papers made the most of the explosion of wrath on the part of the little man at the close of the investigation, but although this was regarded as serious by certain journals, here it was looked upon as an attempt of a very small person to wear a very large suit of clothes. Perry Belmont has no weight in Congress, is quite useless on the committees, from the simple fact that he lacks force of character and average intelligence.

The Ohio election settles the question that the Democrats will control the next Congress. They will have the House by a large majority, and the Senate by perhaps three votes. Fortunately for the Republicans they have a President in power who is, perhaps, the most skillful politician in the nation. He knows how to deal with men, and any administrative measure that does not involve party politics will find no difficulty in getting Congressional indorsement. Party ties sit very lightly now-a-days, and constituents readily overlook a little independence on the part of their representatives.

If the National Convention, which THE RECORD AND GUIDE is demanding, should ever assemble, one of the reforms proposed will be the holding of the Congressional sessions immediately after the election. Under our antiquated system the Congressmen elected next November do not enter upon their duties for thirteen months. They are not fresh from the people and do not respond to the latest popular demands. In other countries the legislative bodies assemble immediately after the elections are held, hence in England or France a change of governmental policy can be made almost immediately. A year is an age in the politics of to-day.

BARLOW.

Toronto, Canada, is keeping pace with the growth that is evident in all large cities throughout the world. The total increase in real estate operations over last year reaches the gratifying sum of \$455,430, with a grand total this year, including suburbs, of \$2,119,530. Speculative building is dying out and substantial and steady development succeeds.

### Over the Ticker.

**RUFUS HATCH** has the reputation of being "too previous." In times past he has been so far ahead of the market that the ordinary operator jeered at his warnings and laughed at his prophecies; but the white-vested financial philosopher in the end came out all right.

**UNCLE RUFUS**, however, has been behind the age lately. The summer "boom" was under way before he changed from "bear" to "bull," and he was advising everybody to buy stocks after the late "bear" movement was fully inaugurated. Still his lucubrations are well worth reading, although they are not so entertaining as when they were edited and elaborated by Cummings-Amos.

**IF** Mr. Hatch wants to be always right, we will introduce him to Sir Oracle of **THE RECORD AND GUIDE**, who manages to keep just ahead of the market, and not so far in advance of it as to bewilder the ordinary operator.

**WHEN** the bull movement gets under way, the operators have several strong cards in hand to make the game lively. That melon in Northwest is to be cut and a scrip dividend will be declared out of the earnings of the Illinois Central.

**AN** importation of gold, even if the amount was small, would start the price of stocks upward. But the *Tribune* money writer furnishes figures which would seem to show that our indebtedness is too large to expect any gold this year. We owe, it is claimed, some ninety-one millions to our foreign creditors, but then no one can tell how many of our stocks have been bought by foreigners.

**ALTON & TERRE HAUTE** is a stock of great expectations. The common sold as high as 79 in the spring of 1881. The business of the road is now much heavier than it was then, yet the stock sells under 50. By the recent consolidation of the Indianapolis & St. Louis, which leases the Alton & Terre Haute with the C., C. & I., all these roads form a trunk line which connects St. Louis with the Vanderbilt system. The point is given that Terre Haute preferred will sell at 120 and the common will do even better. The small number of shares make this a very attractive stock to gamble in.

**THE** "bulls" are eagerly watching the rate of exchange and the cable news to see indications of gold coming this way. A few hundred thousand have been sent to San Francisco from Australia, and there are reports of engagements to bring small sums from London to New York. Cotton is beginning to go forward; the breadstuff export of this month will be in excess of that of last, and, hence, there is some expectation of a golden drain hitherward.

**BLUE** times prevailed for most of the week in Wall street. Somehow everything went wrong. Everyone expected better prices and when any signs of improvement began to be seen, the "bears" made haste to cover. Things must get better but the question is when?

**THE** darkest hour, they say, is just before dawn. The depression of the stock market has effected all kinds of business. Yet every one realizes that the situation is intrinsically hopeful. We are reducing our importations, and cotton and grain are going abroad freely. This will make exchange and reduce our indebtedness abroad.

**IN** former years we could expect a large return of greenbacks from the West about October 15th, but for the last few years, the gold that passed through our city from Europe has remained in the South and West, and has not come back to the metropolis. But it is hoped that the Treasury gold notes will find their way back as did the greenbacks of old. Should they do so, and a few shipments of gold are made from Europe, money will become easy and stocks will rise.

### That Twentieth Century Millenium.

Editor **RECORD AND GUIDE**:

I have read with interest the vaticinations of "C. C. C. C." (4 C., I suppose), in your paper of last week, and I am moved to criticise the line of thought in his article. Why is it that, in the religious creeds and legendary fables of the olden times, the golden age and the Garden of Eden are placed in the distant past, at the beginning of man's career on this earth, while the modern romancer and idealist takes it for granted that the conditions of humanity will constantly improve, and that at some time in the not distant future the millenium will commence? History does not justify

either of these theories. The annals of the world record periods of prosperity and intellectual pre-eminence followed by eras when rich nations became poor, and their religion and literature debased. We certainly live in a remarkable age; but are there not signs that the twentieth century may witness adverse material and intellectual conditions for mankind? As the present is the product of the past, will not the future be an outcome of all the salient tendencies of our present times, and are not many of these pregnant with influences likely to demoralize and degenerate the civilization upon which we now felicitate ourselves?

In the first place, look at the family. For three hundred years past, indeed ever since the so-called reformation took place, marriage ties have been steadily loosened; the union of the sexes which was once hallowed as a religious sacrament is fast becoming a mere temporary alliance. President Woolsey's book on divorce is eloquent on this point. We are fast reproducing the moral, or rather the immoral conditions that prevailed in the latter Roman Empire, and which required a cruel and fanatical type of Christianity to rectify.

Then, as to the distribution of wealth, the present age is distinguished from its predecessor by the shifting of the money of the community into fewer hands. Abroad it is the Rothschilds, the other Jewish bankers, the nobles of Great Britain and the leaders of the various stock markets, who are absorbing the wealth of Europe. In this country Wm. H. Vanderbilt, Jay Gould, Russel Sage and a few other men own the wealth which otherwise would have enriched a million families. That is to say, all over the civilized world, real and personal property is concentrating into few hands, and the middle class is being rapidly reduced in numbers. The fortunate few become millionaires, whilst the majority are forced to cast their lot with the wage receivers. All the tendencies in business are toward monopoly. The great merchant drives his smaller rivals out of business; the vast manufactory makes the competition of the smaller shops impossible. The very large farm can be tilled more economically because of improved machinery than can the holding of a few acres. Every invention adds to the profit of the great operator and is a detriment to the less wealthy trader and manufacturer in the struggle for business life.

I confess to being something of a pessimist, for, in reading the history of the race, it has seemed to me clear that whenever the religion of a nation died out, or its creed became discredited, the civilization which accompanied the national faith became eclipsed. The industrial prosperity, intellectual eminence and artistic culture of the Babylonians, Ninivites, Egyptians, Grecians and Romans staved off but for a short time the decay of the religious sentiment and belief which was the core and heart of their several civilizations. Now what is the state of religion in our own day? Does not every educated man realize that the Christian religion is as dead as Julius Cæsar, that all its doctrines and traditions are discredited, and that our very ministers and priests laugh in each other's faces when they meet, as it said the augurs did when their religion no longer commanded the assent of the prosperous and educated ancient Romans. I might go on at great length and give many other reasons for believing the condition of mankind will be worse in the next than it is in the present generation. But is it not clear from the foregoing, that, unless unforeseen changes occur, we may expect the man of the twentieth century to be worse off than his progenitor of the nineteenth century. A TRUE BLUE.

### About Bricks.

In answer to correspondents, the *Carpenter's and Builder's Journal* gives the following facts:

An average day's work for a bricklayer is 1,500 bricks on outside and inside walls; on facings and angles, and finishing around wood or stone work, not more than half of this number can be laid. To find the number of bricks in a wall first find the number of square feet of surface, and then multiply by 7 for a 4 inch wall, by 14 for an 8 inch wall, by 21 for a 12 inch wall, and by 28 for a 16 inch wall.

For staining bricks red, melt one ounce of glue in one gallon of water; add a piece of alum the size of an egg, then one-half pound of Venetian red, and one pound of Spanish brown. Try the color on the bricks before using, and change light or dark with the red or brown, using yellow mineral for buff.

For coloring black, heat asphaltum to a fluid state, and moderately heat true surface bricks and dip them. Or make a hot mixture of linseed oil and asphalt; heat the bricks and dip them. Tar and asphalt are also used for the same purpose. It is important that the bricks be sufficiently hot, and be held in the mixture to absorb the color to the depth of one-sixteenth of an inch.

Galveston, Texas, is considered too hot for the safety of fire insurance companies, as evidenced by the withdrawal from that city of some of the best companies in the country. Last winter the companies increased their rates 25 per cent., owing to the defective water supply of the city and the inefficiency of the local fire department. Notwithstanding this increase, fire insurance is considered extra hazardous in Galveston, and established companies are withdrawing from the city altogether, rather than write risks under such difficulties.

## The House.—Its Finishing and Furnishing.

### Brass Work in Modern Houses.

There is no more noticeable feature in new buildings than the extent to which brass is used in decoration. The secret of this is of course not far to find. The great interest awakened in artistic ornament in recent years, has spread through all classes, and the demand for attractive homes is now as great among those who possess small incomes as it has always been among the wealthy. As a necessary result of this, architects and builders are bestowing more and more attention upon decorative details, and while wrought iron, and carved woodwork have been greatly relied upon for the production of the desired end, it is only comparatively recently that the great value of brass as a decorative agent has been generally recognized. Now, however, the call for fittings and fixtures of this material grows greater every month. Not only are the most beautiful effects obtained in it at comparatively little cost, but simple articles for modest dwellings can be more cheaply produced in it than in wrought iron. Thus we find it everywhere; in the home of the millionaire in the form of reponse work of exquisite finish, in the home of the merchant, in glistening fixtures and playing a conspicuous part in domestic utensils, while in the most modest flat dwelling renting at \$40 a month, the open grate with its polished brass facing, and the accompanying accessories are of the same bright, cheery metal. There is, of course, no question of its enormous value, if only as a means of imparting a cheerful appearance to a room, but in addition to that it is so cleanly, so easily kept in exquisite order, and so susceptible of workmanship and finish that there is no doubt of the continued popularity of its use. Most of the very fine brass work found in the mansions of the wealthy is either imported or is the work of foreign artisans. There is, we understand, but few houses in America which undertakes the highly finished bronze and brass work, which is almost priceless in value, and one of these is the house of J. S. Conover & Co. The workmen in their employ are all French, and orders executed by them are for articles of rare beauty and workmanship. Such marvels of artistic effort as they produce are only within reach of the few, and much that is accomplished by them is destined for public buildings and private houses. There are large French orders in some of our establishments, for even that artistic people pay tribute to our manufacturers. A good deal of interest attaches to the methods which are employed in the casting and hammering of brass in their foundry. Each perfected piece which leaves their warehouse has afforded occupation for five skilled artisans, besides a number of ordinary workmen. The modeller, the caster, the engraver, the fitter and the gilder are all artists in their own lines, and imbued with a thorough knowledge of all that is beautiful in ancient as well as in modern brass work. But exquisite as the work produced by this firm is, public interest attaches rather to that which is more universally called for in the decoration of ordinary dwellings, and of this, which is almost entirely of domestic manufacture, the variety is practically limitless. The material employed both for gas fittings of every kind, grate facings, fenders, and the multiplicity of decorative articles which swell the list of possibilities in ornamental brass is a composition of copper, zinc and lead. The weight and the coloring also, in a measure, depended upon the relative quantities of the metals employed, by which means the various qualities of polished brass, old brass, and gold bronze are produced. The copper used in New York factories is mainly from Lake Michigan, and is shipped to the dealers here in purified form in the shape of "ingots," which are cast in molds as required, and finished at the factory. In the preparation of this ordinary ornamental brass work, eight men are employed, if we include the designer, who provides a paper sketch from which a cast is made in plaster of Paris. From the modeller, who thus reproduces the design, the work is taken up by the molder who casts the metal, thence passes to the filer whose business it is to smooth over all rough edges and imperfections, when the brass is ready for the work of the chaser. Then the various sections are braized together with hard solder, once more filed, and finally finished off by the polisher and colorer. More skilled work is required for what is known as "shell work," which is produced by "spinning" the metal on to a block of the required shape, known technically as a "chuck." The copper is cut in sheets, and placed on a lathe over this block, and as the lathe revolves the workman with a steel implement presses the metal smoothly on to the chuck until it has received the perfect form. In order to gain the uniform smoothness and thickness which are indispensable to this style of work, the lathe and chuck are kept revolving at the highest possible rate of speed. In this way the solid balls which form the base of chandeliers, etc., are made, while the ornamental work in half relief is the result of a difficult process known as "false scoring," successful operators for which receive high rates of wages. The tubing, which forms the finish of so many chandeliers, is a specialty, and is furnished by manufacturers of that article alone.

In one respect only the brass thus produced for chandeliers differs from that used as facings for grates, fenders, &c., and that is in regard to the final finish of polish or lacker, which is not given to articles which require constant rubbing or cleaning, as it is liable to rust off, and for this reason brass work which comes under the care of the housemaid is free from artificial coating, and consequently is rather improved than damaged by successive polishing.

Some of the latest open fire places are very beautiful. The facings are of brass work, wrought in fine relief with the introduction upon the surface of enamelled ornament, and a hearth of highly decorative tiles. Fenders and andirons of exquisitely finished brass accompany them, and the grate itself is generally of finished steel. When the gleam of the crackling logs which are burned in these fire-places shines upon the polished surface of the brass, the effect is more cheerful than that of any fire-place ever yet supplied, and the dulllest room is brightened by such fittings. The cost of these grates varies, being considerable, from those supplied at \$50 or \$60, with all fixtures and fittings, to the marvels of beauty and art for which over a thousand dollars may be paid. A mixture of wrought iron and brass is not uncommon, and very often a margin of dull metal in bas relief is inserted between the outer border of the brass facing and the inside, which enhances the brightness of the effect. Manufacturers have experimented for years in the effort to obtain a highly polished surface for brass without the use of the hand burnisher which was formerly employed, and after many failures they have succeeded in procuring a polish by means of which the brightest color is imparted to the material. This fact has given a very great impetus to the trade, enabling manufacturers to produce finer work at much less cost, both of money and time. The handsome scuttles, which form a fitting accompaniment to the modern stove, are usually imported from England, there they are hammered in one piece, those of American make being in several pieces joined together. American artisans have not yet succeeded in hammering brass in such a way as to compete with British workmen. With one other exception, however, that of the very fine woven brass wire, all brass fittings for ordinary houses are of domestic make. This fine wire is now much used for fire screens, and is exceedingly beautiful, most of it coming from France or Belgium. Foreign workmen would appear to understand the art of hammering by inheritance, the secret of success in this branch of the art must have been handed down from the middle ages, or indeed from earlier times. There is no need to dwell upon the exquisite reponse work achieved by those artists in metal whose fame is immortal, or to those marvels of wrought and polished brass with which our intercourse with the Eastern world has familiarized us. Antique brass work must always bear away the palm. No modern artificer can hope to introduce such results as the workmen of olden times, for the reason that no workman artificer can devote a life time to the execution of one piece of work. Time rolls too swiftly in our nineteenth century days, fashion changes too rapidly, health is too capricious but none the less, marvels are executed and in no material more satisfactory than brass.

The list of articles found in modern houses which is manufactured in this material is too numerous to quote, we can but mention some of the most beautiful which we have seen on exhibition at the leading stores and warehouses of the city. Prominent among them are the lamps, which are superceding chandeliers in many fashionable dwelling, and which are on spiral stands of highly polished and wrought brass, the globe surrounding such a pedestal being of decorated glass, while for entries and vestibules hanging lamps of square form are supplied in colored and opalescent glass, mounted on handsome brass frames. Some of the handsomest of these are to be seen at Messrs. Archer & Pancoast's warehouse in Greene street, and very effective and beautiful the combination of metal and glass will be found. Chandeliers in open brass work are decorated with cut glass drops, the pendant chains being exquisitely wrought in relief. In many of them different colors in the brass enhance the effect, some have the outer row in gold bronzed, the remainder in what is called "old brass." The designs on flat surfaces of this material, as for example for fenders, or the doors of closed grates, are cut out with a check saw upon a sheet of metal exactly as wood is carved, and in this way most intricate designs are reproduced in the metal.

Noticeable as decorative details are the handsome andirons, or, as they are often called, fire-dogs, which are indeed to be found a connection with fire-places of another order, forming in those composed of brick and tiles, bright ornamental effects which are very desirable. These are made in every possible style, either as simple upright posts surmounted by some ornament as per sample, the æsthetic sunflower, or in imitative representation of animals; accompanying them are the fire-irons in a brass stand, all highly effective and susceptible of any amount of decorative treatment. At J. S. Conover & Co's largest store in Twenty-third street, some of the most perfect specimens of ornamental brass work may be seen, among others, screens in the finest drawn wire, fitting into exquisitely wrought frames, which are often of beaten or hammered iron, or

frames of exquisite reponse work, enclosing embroidery of the most artistic kind. The grates on exhibition are very beautiful examples of what is possible in the combination of tiles and ornamental brass work, as well as in the adoption of porcelain relief to the decoration of flat brass surfaces. Apart from all such prominent portions of house furniture as he has named, there are countless articles which are brightened up and heightened in effect by the introduction of brass fittings. Frames for the stained glass circlets, which are now so largely found in window decorations, margins for brackets, rings, knobs, and handles for furniture of every description, claw feet for library tables, panels for screens, and window curtains of drawn wire are among many which could be instanced. The introduction of knobs of polished brass in the most recent mantel decoration is usual. The wide open hearth is surmounted by a structure in oak or mahogany, which in its turn is fitted with brass ornaments in the shape of knobs and rings. The value of this material, as a decorative agent, is enhanced by the fact that it looks equally well whether in combination with light or dark colors. It is as effective in union with maple as with mahogany, and, unlike wrought iron, never produces a heavy result. In like manner it is satisfactory, whether used as the sole material for such articles of furniture as are made of brass or merely as decoration upon other material. Within the last three years the demand for brass has more than trebled, and there is little question that its use will be still further increased. The artistic movement of our time is only at its commencement, the love of the beautiful is spreading like an epidemic, town and country alike are awakened to an absorbing interest in its progress. People of moderate means are willing to pay advanced rents for beautiful surroundings, and the fillings and finish of a house have acquired a practical value which they never had before. Gloomy and depressing structures seek in vain for tenants, even in these days of teeming populations, and the far sighted man is unquestionably he who expends capital upon that which pleases the eye and satisfies the love of the beautiful, which is among the most remarkable features of nineteenth century life. Just as the influence of old and gloomy creeds has been broken up, so the satisfaction in heavy unadorned buildings has passed away. To-day—everything is brighter and pleasanter to its outward aspect than it was fifty years ago. People demand more, and get more. Public offices, warehouses, markets, stores, school houses, even prisons and penitentiaries are all built upon a different plan. Decoration has obtained possession of the field, and will, we anticipate, remain abiding master of it, not only in the rapidly increasing number of wealthy mansions, but in the numerable homes demanded by a prosperous and augmenting population.

### Household Decoration.

—The owl, the bird of wisdom, is the latest favorite in panel decoration, in connection with the equally aged and venerated ivy bush.

—Germany is furnishing the models for the fashionable drinking cups and glasses. The jugs, goblets and tankards reproducing the designs of Bohemia and Northern Germany, and reviving the old inscriptions and stud-like "bosses," as decoration. These bosses are Rhine stones applied to or set in the glass. The greenish blues and greys are the most common colors, but exquisite yellows, darkening into brown, are beginning to make their appearance.

—A new building material, called "fossil coral," has been discovered on a small island in the Bay of Suva, Fiji. When it is first removed it is soft and easily cut into square blocks or any other desired shape, but when it is exposed to the air for some time it grows very hard and assumes some of the characteristics of fire-brick.

—A pretty hall corner is easily made by the help of a carpenter. Corner shelves may be fitted into either side opposite the entrance, and serve to hold an ornamental pot with creeping plant or a bowl with gold fish. Such a niche, if prettily draped, could be a very great help in brightening up the hallway, which is apt, in small houses, to be gloomy and depressing in effect.

—The tripolite is the name given to a new building material which is intended to be a substitute for lime, cement, and plaster under certain circumstances. It is composed of sulphate of lime, coke and oxide of iron in some form or other.

—The rage for "ebonized" articles, the effect of which is often obtained by the use of common pottery paint, will not last; because it produces only a sham at best, and is so cheapened and vulgarized by indiscriminate application as to lose even the little value it had as a decorative "effect."

—A new method of arranging the lower half of the window, which is often a problem to the tasteful lady of the house, is to apply the fronds of ferns, graceful vine and autumn leaves and feathery grasses with artistic effect to the panes of glass, fix and varnish, and then have them covered with clear glass by a plumber who fits the panes so that the greenery is preserved from dust, and lasts as long as the glass, producing a pretty effect without greatly impairing the light, which is a very important consideration in shaded rooms.

—For a long time the art of making what is known as Egyptian black pottery has been lost to the world. The black is of a peculiarly brilliant appearance which modern makers have been unable to produce. But the owners of certain well-known pottery works in Devonshire, England, are

now putting forward the claim that the lost secret has been found by them. In support of their claim they recently exhibited at the county fair an example of their work in that line which was generally thought to furnish an admirable argument in their favor.

—A novel system of staining wood has been introduced that has the merit of simplicity and cheapness. The wood having been carefully planed and finished, is given two thin coats of sizing. This is prepared by adding to glue a small quantity of albumen and alum. When this is dry and hard the design is painted or stenciled upon the wood. The intention being to produce a pattern, one part of which shall be of the natural color of the wood, the stencil or the design selected representing the white parts only. For instance, if the finished work is to show white figures on a dark ground, the white parts only must appear in the stencil. When the sizing is dry the pattern is painted on in Canada balsam or Brunswick black. When the balsam is hard and dry the whole surface is washed with a sponge and warm water. This will remove the sizing from all those parts of the wood not protected by the hard balsam, which resists the warm water. When the wood is dry the exposed parts are stained in imitation of walnut or other dark woods. When the staining is finished the balsam is removed by brushing it with turpentine, leaving the pattern or design in the natural color of the wood on the dark stained ground. The finished work is said to resemble closely inlaid wood.

—A plan which has proved successful on a small scale in former years is to be carried out extensively this season in the Paris theatres, where paintings and sculptures are to be exhibited and sold in the anterooms and *foyers*. According to the *Architect*, this mode of displaying their works is favored by artists, who thus save a part of the exorbitant commissions charged by the picture dealers, and the public will certainly welcome such an addition to the pleasures of the theatre. Which of the New York theatres will be the first to follow this example—why should not Wallack's?

—According to the *Architect*, a novel exhibition is under way in Paris by M. Jules Levy, in which the objects shown, while having some artistic character, were particularly remarkable for their eccentricities of one kind or another. Among them was to be a bust executed by the well known artist Louis Leloir, with real hair and teeth; a painting by M. Raymond on a patent-leather shoe; a portrait by Langlais of M. Veuillot, painted on a kitchen skimmer, and various other objects.

### Does Jay Gould Tamper with the Market Quotations?

On the 15th of January, 1881 (the reader will please note this date) THE RECORD AND GUIDE published the following paragraph:

JAY GOULD, MASTER.

We have it from undoubted authority that the object for which Jay Gould has been working for ten years past, the absolute control of the whole telegraph system of the country, has at length been accomplished. All the telegraph lines and their appurtenances are to-day as absolutely under the control of Jay Gould as is the Iron Mountain or Missouri, Kansas & Texas roads. It is a notable circumstance that the daily press has not cared to let this fact be known; yet it is one of transcendent significance. It means that one man in the United States, to-day, can make any quotation he pleases for any article bought and sold, throughout the whole nation. If the possessor of this tremendous power was an utterly unscrupulous operator, he has a veritable Aladdin's lamp in his possession. For, one day's misquotation of four or five of the leading staples of commerce would put him in possession of wealth that Croesus or R-tsch-child could not equal. Fortunately, Mr. Jay Gould's high character is an assurance that he will do nothing of the kind, and his eagerness to obtain this control of the telegraphic system is probably due to his desire to protect the public from the machinations of conscienceless speculators.

The only intimation of this charge was in THE RECORD AND GUIDE of the above date. Now, good readers, peruse the following from the New York Times, of October 10, 1882, more than a year and a half later:

It was doubtless a mere coincidence that money was so dear and stocks so depressed and irregular at the very time that the press of the United States was discussing Mr. Gould's attempt to control the Associated Press for purposes best known to himself, but presumably speculative. However that may be, there was a general agreement that the money market was then manipulated with a view to depress stocks. Whoever was engaged in thus rigging the market could not have been indifferent to the sort of news about this abnormal state of affairs that was sent to London, for the Exchanges of London and New York are so intimately connected by cable that either promptly reacts on the other. For instance, anyone engaged in bearing stocks might be embarrassed by orders cabled from London to buy, and anyone engaged in locking up money would naturally dislike to have to take into account the cash boxes of Lombard street. If any such operator controlled any news agency we should expect to find, under such circumstances, money quoted cheaper than the reality, while the depression in stocks would be frankly stated, but without any obtrusive comments as to the reason. It is therefore interesting to notice that on Monday, September 25, when money was quoted here at from 7 to the equivalent of 51 per cent. per annum, Baron Reuter, who furnishes news to the press of London, as the Associated Press does to the newspapers of New York, omitted his usual quotation of the current percentage. On Tuesday, when money opened here at 12, rose to 20, and closed at 5 or 6, Reuter's quotation was 3 and "easy." And Wednesday's quotation, in every leading newspaper of London was "easy," "4," when it really ruled much higher, although the discrepancy is less striking. And stocks were quoted "heavy," "strong," "weak," &c., in a way admirably calculated to confuse and paralyze any operator relying on the intelligence. This coincidence, also, is certainly remarkable, even though the only basis for an inference as to Mr. Gould's connection with the matter is that Baron Reuter gets his news from an agent in the Western Union Building. The quotations for exchange are also queer, being uniformly under the real figure on the days above mentioned.

In other articles THE RECORD AND GUIDE pointed out the fact that, with the control of the telegraph, Jay Gould had the whole press of the country by the throat; that whoever owned the means by which news was sent from point to point, was the virtual autocrat of journals who live by the publication of the news. At the same time, it is clearly evident that the master of the telegraph has it in his power to make such quotations as would put millions in his purse every time he tampers with the market reports. But neither the press or public could see the point; though now it begins to be understood that it is a most monstrous folly to commit the whole telegraphic and cable service



of the country to the absolute control of one man, and he, the most daring, enterprising and conscienceless operator known to the history of stock speculations in any of the markets of the world.

### On Dits.

Sensible women keep their diamond pendants, and stars, and arrows and pins, and necklaces, and bracelets, and rings, and buckles, and butterflies, and what-nots, in their husband's safe deposit chests, and wear bunches of golden rod, yellow coreopsis, or Brazilian tiger lillies for ornaments.

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The Hon. Robert T. Lincoln recently shipped sixty-two trunks of his mother's to Washington, aggregating nine thousand pounds of baggage, and consisting of dress goods, camel's hair shawls, and beautiful trinkets purchased by Mrs. Lincoln, while in Europe. This does not look like the extreme poverty which would not allow of the necessary services of a French maid.

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The male cooks of Berlin are about to strike, not for their altars, or their fires, but their moustaches, which the hotel keepers, deeming them out of place in the kitchen, require them to sacrifice. This contingency is the women's opportunity, they do not wear moustaches, and willingly wear caps, which are excellent reasons for their employment in place of the too too hirsute males.

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Sunflowers and Japanese umbrellas have lost their prestige. Even the Japanese fans have been taken from the walls and ingeniously utilized as wall pockets for sleeping-rooms by tying two together with ribbons. But the sunflower will live in quiet gray corners of rural back-yards, and the Japanese umbrella will continue to fulfil its mission in Chinese processions, and in protecting the lightly dressed coolie.

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Miss Kate Sanborn is one of the most industrious of professors. She not only fills a chair at Smith College very acceptably, but she gets out holiday annuals, that have the sweetness of nature, and the charm of a trained intelligence to recommend them. Her new leaflet, called "Grandma's Garden," fitly succeeds her last year's Golden Rod, and Purple Aster, and is gotten up with equal taste as a substitute for the monotony of the Christmas card.

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In the Reading-room of the Co-operative Dress Association is a framed portrait of and autograph letter from Alexander Pope. The following is a copy of the letter :

AUGUST 25, 1714.

Received of Merbon College Two Guineas, in part of the Subscription money for the Translation of Homer's Iliad, by A. POPE.  
The owner is Miss Kate Field, the President of the Association.

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Henry George, the brilliant advocate of the naturalization of land throughout the civilized world, is to be honored by a ten-dollar-ahead-banquet at Delmonico's, at which many notable persons will be present. As the subscription list of THE RECORD AND GUIDE embraces among other influential classes, all the real estate owners and dealers in this vicinity, Mr. George is hereby invited to present his views, pithily, to our readers. The people to convert to his views are those who own land and not those who don't.

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"Sweet Seventeen," it is complained, has disappeared in an atmosphere of "culture." There are no young unsophisticated girls now-a-days ; they are in school or college studying Greek roots and geometrical problems. When they enter society they are mature young women, with decided opinions, made up of the hash of generations of ideas. They are not to be cajoled, or humbugged, or inspired with blind trust ; and alas! they are not to be loved ; because men will not love a woman to whom they must tell the truth, as they would to a man.

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"Interiors" are now set with such luxury, and attention to detail at the principal theatres, that they furnish studies for artists and decorators. The interior of Douglas Winthrop's house, in "Young Mrs. Winthrop," is a case in point, but it would add to its educative value to the general public if some descriptive phrase was used in regard to it, instead of leaving it to the hazy surmises of individuals who have not necessarily studied the art and architecture of the ages because they are critics; and who mix Indian, and Moorish, Arabian and Egyptian, and always fall back on the broad shoulders of Queen Anne in a difficulty.

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The vivid imagination of some items leads us to doubt others. How can we be sure of the "bliss" of the numerable couples whose happiness is chronicled, or even feel sure of the accuracy of the details in regard to the toilets.

It is odd to find even in our "great" dailies one wedding recorded under the head of Social Events, and the hundred other weddings of equal importance, which took place on the same day, and about the same time, ignored. How do they get the one? It looks as if the society that blows its own trumpet was the only society that found its way into the papers.

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The "Prayer Rugs" from the East, which are said to have been introduced by some fashionably pious women who go into "retreat" at their own houses, are likely to bring something else with them besides the odors of "Araby," if they have really been used by devout Musselmen. Why the prayers of a Musselman should impart sanctity to a rug for a Christian is one of those things that life is too short to find out; but that they would impart living and moving evidences of their own proximity is beyond a doubt. If there is such a thing as a genuine Mahomedan "prayer-

rug" in this city, the Board of Health and Mr. Walton ought to look it up and plunge it into a bath of naphtha.

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Society scraps and paragraphs are beginning to herald the home-coming of certain young society belles, whose presence, it is assumed, will create a sensation in society circles during the coming winter. It is amusing to hear of two or three girls, largely affecting the social interests of a city of a million and a quarter of inhabitants, or that the little clique which will surround them represents all of "society." But this is one of the illusions created in the minds of the general public by "society" paragraphs. The paragraphist must fill up his column, and usually knows even less of the people he writes about than the public who read his *on dits*. Certain names became familiar by repetition, and items of "news" regarding them are copied in blissful ignorance of their correctness.

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For example, it is announced that a well-known lady has been "lunched," and entertained by parties whose names are given, when in reality the lady is not in this country. The presence of half a dozen friends is spoken of as a grand reception or entertainment, and subjects the unfortunate hostess of the occasion to the cold shoulder from the other four hundred and ninety-four persons who were not invited.

### Morningside Park.

As this important work has, after a delay of ten years, been recommenced by the city authorities, we present our readers with an illustration of the portion thereof now in progress, and which the law of 1880 specifically describes as the first to be done, namely, the improvement and construction of Morningside avenue, which bounds Morningside Park on the west side.

The act passed in 1880, and the eminent architect, Mr. Jacob Wrey Mould, who had been in the service of both the Central Park Commission and of the Department of Public Parks from 1858 to 1874, was reinstated in his position as architect for the Department especially to do this work in September, 1880. Two years have been spent in the preparation of the necessary plans, and the initiatory work on the avenue has just been commenced by the Department of Public Works. We cannot lay before our readers a better idea of the scope and object of the work, than by quoting and embodying in this article the able and exhaustive report on the subject prepared by Mr. Mould and published by the Department of Public Parks.

He first cites a section (§7) of the law which says: "And in order that the construction of the streets and avenues bounding said park under the direction of the Commissioner of Public Works may not be impeded or delayed, the said Department of Public Works is further directed to proceed, firstly, with that portion of the improvement including approaches and ornamentation, which is necessary to be done in connection with said streets and avenues, and the retaining walls to be constructed by the Department of Public Works, for the improvement of the said streets and avenues, and the money appropriated by this act, shall be applied primarily to the said work on approaches and ornamentation connected with said retaining walls."

Now, the actual condition of the most important avenue bordering Morningside Park, that to the west, and known as "Morningside avenue," presents at a glance an opportunity at last for a departure from the stereotyped and common-place method in which our streets are ordinarily located, and by which New York (with all its wealth and splendor) ranks architecturally, in some respects, below a third-rate provincial town in England, France or Italy.

Morningside avenue rises in a hill from One Hundred and Tenth street to One Hundred and Sixteenth street to an altitude of sixty-one feet by a series of irregular grades; and this very irregularity suggests a treatment such as may be found in London, in Paris, in Florence and even in such provincial towns in England as Clifton-on-Avon, Bath or Fleetwood-on-Wyre, etc., etc., namely, that of constructing the sidewalk leading to the crown of the hill by a series of terraced esplanades respectively reached by flights of easy steps of a moderate height, the maximum being three feet. Morningside avenue, thus treated, will form a most delightful promenade and resort for pedestrians and loungers; commanding as it does a view over that part of the city toward Mount Morris Park, the East River and Hell Gate, bounded by the wooded shores of Astoria, a glimpse of Flushing Bay and the distant highlands of Long Island, near Roslyn; the whole forming a panorama of enchanting beauty. This attraction will of itself entice from 60 to 75 per cent. of the visitors to Morningside Park to stroll up the hill, enjoy the view, and return down through the park, which they will enter by one of the entrances at Tenth avenue, on One Hundred and Twenty-second, or One Hundred and Twenty-third street. To enhance the charm of this promenade, Mr. Mould has designed that ten feet of the thirty feet wide sidewalk be laid out as a grass border within handsome granite curbs, to be planted with hardy shrubs growing to an average height of two or three feet; durable and rich in color. The said border is interrupted at the different streets by pedestals carrying the street lamps, or more probably the electric light; and it is varied in the centres of each block by granite pedestals bearing ornamental polished Peterhead granite vases or pateroe, which can be kept supplied with an attractive variety of flowering plants in bloom by the gardeners in charge of the adjacent park. On the park side of the sidewalk, at points where the entrances to the park do not occur, a series of semi-octagonal bays or alcoves are to be constructed, as places of repose, lounging, and conversation. There are seven of these shown in the plan which we publish, each thirty feet in width, and similar in effect to those on the "Balcony" or "Pulpit" bridge in the Central Park.

An additional argument for the terracing and esplanading of the sidewalk of this avenue can be found in the established grade, which is singularly irregular; the hill does not rise in an evenly graduated slope, but in jerks, as it were, and seen in perspective from its foot at One Hundred and Tenth street, will be disagreeably undulatory and wobbly in effect, and it will present an extremely ugly and unsatisfactory line. The terracing

will obviate this, and will, moreover, take off the apparent harshness of contour from the roadway itself, which will thus be bounded on one side by a symmetrical terminal. Shade trees on this avenue are omitted, as anything attaining height would deteriorate seriously from the value of the property on the west side of the avenue, by shutting off and obstructing the view before alluded to.

Opposite the termination of each street will be a balcony, twenty-five feet, connected by a parapet wall, extending out from the wall twenty-five feet, with seats for visitors. On the curb of this walk will be a strip of turf, on which will be placed, between every street, that is to say every two hundred feet, two vases, each five feet high, and two and a half feet in diameter at the top. This will make 224 vases, the entire distance from One Hundred and Tenth street to Tenth avenue. The parapet wall next to the park will extend eighteen inches above the sidewalk, with an iron railing of bronze, such as is shown in the design, by which will be avoided the mistake made in Riverside Drive of too high, a parapet wall, thereby cutting off the view. It is believed that this treatment of the avenue, connected with the work likely to be done by the lot owners, will make a drive of rare beauty. Apart from the extended views from Morning Side avenue, will be a lake in its southern portion, and an esplanade about five-hundred feet long and one hundred and fifty feet wide, extending from One Hundred and Thirteenth to One Hundred and Sixteenth street. This will be laid out as a flower garden, ornamented by fountains and statuary, and it will be a very attractive promenade for residents in the vicinity. Indeed, it is said to be very much the superior of *Viola da Colli*, Florence, Italy, which has enjoyed the celebrity of being the finest drive in the world.

Part of this work is to be executed by the Department of Public Works, part by the Park Department; but the same architectural unit, forms, as it were, a "constant quantity" in both. The parapet consists of a low dwarf wall, coped with granite, 1 foot 8 inches in height, surmounted by an open cast and wrought iron railing of a further height of 1 foot 8 inches, the total height from the sidewalk to the top of the rail being 3 feet 4 inches, this top rail being a 2 inch square bar, set diagonally, will form a seat not much affected by the small boy of the period. The wall is broken at intervals of from 30 to 35 feet by low granite posts, and is terminated at the necessary openings and breaks in each block by plain stone piers 3 feet square. This same combination of dwarf wall, rail and post continues around the semi-octagonal alcoves, and around the platforms of the approaches, and down the steps leading to the park at the several entrances, which, in this respect, will be all of similar design and in similar keeping, *vide* our illustration, which shows the entrance at One Hundred and Tenth street and Morningside avenue.

All this work is to have one homogeneous construction, namely, random coursed ashlar of gneiss or Park stone (of which there is an abundance in the neighborhood) coped and trimmed throughout with Millstone Point granite. The steps and platforms of granite, and the railings and gates of cast and wrought iron. All superfluous or extraneous ornamentation has been sedulously avoided by the architect, who has aimed to give a solid, substantial and dignified neatness to the work, as our illustration attests. The material itself will ensure plenty of picturesque and artistic effect, to be further enhanced by the ivies and vines planted all along the retaining walks of the avenue and battered slopes of the entrances, clothing them with a constant robing of beautiful and attractive foliage.

The entrances to the park will be: On Morningside avenue—at One Hundred and Tenth street, One Hundred and Fourteenth street, One Hundred and Sixteenth, One Hundred and Eighteenth and One Hundred and Twentieth streets, and a small entrance between One Hundred and Twenty-first and One Hundred and Twenty-second streets. On One Hundred and Twenty-third street—at Tenth avenue, in the centre of the block, and at the northeast corner of the park. On the east side—New avenue, as it is called there, an entrance at One Hundred and Fourteenth and One Hundred and Sixteenth streets; also at One Hundred and Tenth and One Hundred and Twentieth streets. These avenues and streets are all to be planted with shade trees as shown in our map.

In his treatment of Morningside Park proper, Mr. Mould proposes conservatively to adhere to the plan laid down by Messrs. Olmsted and Vaux in 1873, with but slight modifications. The reinstatement of this gentle man, in 1880, to a position from which he never should have been ousted was an act of wisdom and imperative justice on the part of Commissioners Smith E. Lane, Wenman and Conover. His qualifications are undeniable; the evidence of his genius attracts the visitor throughout the length and breadth of our beautiful Central Park. And we conclude this article by quoting what the able pen of Mr. Manton Marble said of Mr. Mould in the *New York World*, on the occasion of his scandalous dismissal in 1874, which raised one unanimous outcry of indignation from the city press:

"The removal of Mr. J. Wrey Mould is a shame and a disgrace to the Park Commissioners which the public will expect them at once to redress. The excuse of necessary economy is trash, if nothing worse. Mr. Mould's eminence among our architects is unquestioned, and it is not merely his eminence as an architect that has made him supremely fit for the position he has held. Other architects possess equal, one or two architects very likely superior ability, in certain directions. Mr. Mould's distinction is the plastic versatility which has enabled him to do such various good work as he has done for the city, and the wide range of his accomplishment and his taste. Under ordinary circumstances half a dozen architects would have been required to do the work which he has done alone, and which he has done in all cases with inventive genius and trained skill. The removal of such a man from a post for which he is so eminently fit and to which he has given some of the best years of his life, and where the best work of his best remaining years is still requisite, is a public scandal and indecency. The death of Owen Jones, the master of Mr. Mould, leaves him almost alone in his eminence in some kinds of architectural design and decoration. Doubtless Mr. Mould's income will become much larger for the change, but the public cannot afford to lose from the parks his genius and skill. There are fifty excellent Park Commissioners in New York. There is but one Wrey Mould. Will Mr. Stebbins, Mr. Williamson, and their associates, please take notice?"

The success of this splendid improvement which is to add so much to the attractiveness of the metropolis, is due in great measure to the untiring

efforts of Mr. Dwight H. Olmsted, who drew up the original bill, and aided materially in carrying it through the Legislature. He has, also, worked incessantly to induce the Departments of Parks and Public Works to commence operations. The contract has been given out and the work is to be completed within the year. The picture in THE RECORD AND GUIDE will, it is hoped, be a realized fact by October, 1883.

### That Vanderbilt Interview.

ADDITIONAL TO WHAT HAS BEEN PUBLISHED IN THE NEW YORK PAPERS.

[From the *Chicago Inter-Ocean*, October 9th.]

"How is the freight and passenger pool working?"  
 "Very satisfactorily. I don't like that expression 'pool,' however, that's a common construction applied by the people to a combination which the leading roads have entered into to keep rates at a point where they will pay dividends to the stockholders. The railroads are not run for the benefit of the 'dear public,' that cry is all nonsense; they are built by men who invest their money and expect to get a fair percentage on the same. Freight rates have been altogether too low, and the roads have seen that it was the best policy to get together, arrive at an amicable understanding, and transact their business on business principles, i. e., they will not do business for nothing. I consider that it is an excellent thing to have the rates controlled by the commissioners, who are selected by the roads, but

#### I DON'T BELIEVE

in these State Railroad Commissioners. They are usually ignorant politicians who have to be bought up by the railroads, if any legislation favorable to the road is desired. The idea of having the roads under the control of any set or sets of State commissioners is nonsense. No cast iron rules which any State may adopt will do for all roads which run through it. The government should appoint a 'National Board of Railroad Commissioners'—men capable to fill the office, who understand the business and will adopt rules of a flexible nature, and who will do all that is possible to encourage the building of roads, and not depress it."

In reply to a question, Mr. Vanderbilt admitted that the limited express did not pay, but that he was compelled to keep it on because the Pennsylvania ran a similar train.

The reporter noticed that Mr. Vanderbilt had to trouble his mind with little things occasionally, for he heard the porter of the party receive instructions to do his best and "get those napkins for the private car washed before nine o'clock to-morrow morning."

"How long before the new central depot at Chicago will be completed?"  
 "It ought to be completed at an early date. It would have been built before now if the Illinois Central had not acted so queerly and tried to get that 'Nickel-plate' road into our depot. The arrangement is that the Illinois Central and Michigan Central share the expenses of construction. It will be a first-class one in every respect, and extend as far south as Randolph street."

"Is there any truth in the reports that the Pullman and Wagner car companies propose consolidation?"

"Mr. Pullman knows upon what terms he can combine at any time, but a lot of outsiders cannot clip in and get an interest in the companies without proper compensation. The Wagner cars are meeting with much success, and if a consolidation is brought about it must be as much to the interests of the Wagner car people as to the Pullman. There have been several conferences on the subject, but the matter is at present in statu quo. What will eventually be done I cannot say."

"What arrangements are being made for an extension of the Vanderbilt system into the West, so that you can have a direct run between New York and Omaha?"

"Oh, we are not exactly settled on all our plans yet. We have a Western extension, you know. I am a large holder in Chicago, Burlington & Quincy stock, and the largest stockholder in the Rock Island."

"You are also largely interested in the Northwestern Road?"

"Oh, yes; I consider the Northwestern to be the best paying and best managed road in the United States. Take such men as Hughitt, Keep and Long—why, there are no abler men than these interested in any road. It is hard to get such good men as these and keep them, but we have them and propose to hold on to them. It is good management that makes a road pay. A road should always look out for the interests of its stockholders."

"Are your roads all paying?"

"Oh, yes; and generally very satisfactory dividends. Still, there is the Michigan Central, it has not paid a dividend for a year; but then it doesn't owe a cent, and it will soon begin to pay a handsome dividend. Freight rates have been too low; they should be advanced. Why, during the last six months some of our roads have only earned 2½ per cent.; but the outlook is more encouraging now that they are all working well under the consolidation of interests."

As to the statement that the Lake Shore stock was watered, he said that such was not the case; that the plant could not be again reproduced for the capital which it represented, viz: \$91,000,000. He also held to the idea that its earnings would not be materially affected by any competition from the new roads.

### Homes for the Wealthy.

Of all the handsome streets that have been built up east of Central Park within the last three years none can surpass Sixty-ninth street, between Fifth and Madison avenues, just on the crown of aristocratic Lenox Hill, affording a fine view and superior drainage. There is no place in New York that can offer superior attractions as a place of residence for the next quarter of a century. The entire north side of this fine street, with the exception of the corner of Madison avenue, on which Mr. Adolph Kirchoff is now erecting a magnificent mansion, has been covered with as fine residences as can be found on this island, by that thorough and well known builder, Anthony Mowbray. Four of these residences, Nos. 9, 11, 13 and 15, are still in the course of construction. They are of very unique and pleasing designs, differing in essential features from any houses we have ever seen, varying in size, being 28, 32 and 33 feet wide, two having extensions of 36 and the remaining two of 24 feet. The particular features in these dwellings are their superior ventilation and the great number of windows, which afford a fine view both front and rear. It may safely be said that in these respects there are not any other houses that have ever been built in this city that can equal them. In two of these choice residences Mr. Mowbray has erected, at great expense, circular private stairways in the rear, a feature never introduced by any other builder. The fronts are of brown stone and brick, richly carved, while differing in style from one harmonious whole. The interior arrangement of rooms is admirable, yet novel. They will all be finished in various hardwoods in the very best manner by the most skillful artisans.

The plumbing is all thoroughly done and will bear the closest investigation. The advance in the value of unimproved realty on this street has been very rapid, only two lots on the south side directly opposite to Mr. Mowbray's houses were sold to Mr. A. Richard for \$85,000, the highest figure ever paid for ground on a street north of Fifty-seventh street. Mr. Richard will erect a handsome mansion on these lots that will conform with the fine improvements already made. It is not within the scope of this article to do justice to these superior houses, suffice it to say that Mr. Mowbray resolved, before commencing work on them, to make them not only models of architectural skill but monuments of good building.

# What is Said of the Record and Guide.

[Extract from letter of Hon. David A. Wells.]

To the Editor:

Thanks for a copy of RECORD AND GUIDE, October 7-14. I have seen nothing more bright and sparkling, and if your other numbers are equally good, you cannot fail to command success. I shall try and give you something for publication before long.

D. A. W.

[From Whitelaw Reid, Editor Tribune.]

I have been reading THE RECORD AND GUIDE with interest. It is singularly fresh and attractive, and certainly deserves success.

With congratulations, &c., W. R.

[From New York Tribune, October 9th.]

THE REAL ESTATE RECORD AND BUILDER'S GUIDE, for so many years an authority on the topics indicated by its title, has just been enlarged, and its field of work greatly broadened. It now discusses politics and finance, as well as architecture and real estate. It shows throughout the hand of a trained and able journalist, and gives promise of continued success.

[From the World of October 10th.]

The first issue of an enlarged and improved copy of our long-established contemporary, THE REAL ESTATE RECORD AND GUIDE, has just been issued. The paper is not only enlarged and improved in appearance, but is also extended in scope so as to be virtually a new journal. Retaining the features which have so long made it indispensable as a special journal in the business of which it is the organ, it has added departments of house building, decoration and other subjects more or less cognate to its special purpose. But it also comes to the front as a general weekly newspaper, appealing to readers who have not the slightest interest in the real estate market with bits of political and financial gossip, and with disquisitions, divergations and even prophecies on all subjects that interest active-minded men; and what it has to say about all of them is uniformly sprightly and suggestive, and above all readable.

[From The Commercial Advertiser, October 7.]

THE REAL ESTATE RECORD has been completely metamorphosed, and to-day it is published as THE RECORD AND GUIDE—enlarged, improved, able and instructive. It contains matter that will interest publicists and politicians, housekeepers and business men generally. It shows the editor's skill and ability on every page.

[From The Shoe and Leather Reporter, October 12.]

THE REAL ESTATE RECORD AND BUILDERS' GUIDE, of New York, has been enlarged, and is giving considerable space to general news, apart from topics relating to its specialty. The number before us contains a great many readable articles and pithy paragraphs. There is one disfiguring feature about it, and that is that it contains thirty lines of gossip by a Washington correspondent reflecting on the personality of the President. The country has had a nauseating surfeit of this sort of "spicy" fiction, and decent people are getting very sick of it. The make up of THE RECORD shows that there is talent enough employed upon it to render it entertaining without the alloy of vulgarity or detraction.

[The Commercial Bulletin, October 11.]

THE REAL ESTATE RECORD AND GUIDE has for some time shown distinct evidence of progress. It is ably and sagaciously edited. Now it comes out in new form and enlarged scope, and with a much improved appearance. Its object, in future, will be to represent interests naturally collateral to real estate and building, such as the investment and money markets, architecture, plumbing, decoration, &c. The first number of the new series presents an array of articles which illustrates with which these new departments are to be conducted and which promise for THE RECORD AND GUIDE a much wider field of influence than it has hitherto aimed at. Those who may have use for a journal of this character may accept our assurance that they will never receive a dull number if they subscribe for it.

## "Bay Windows" Illegal.

A recent decision by the Supreme Court of Pennsylvania is of importance to owners of properties and houses having bay windows. The minor courts took the view that councils have no power to grant an individual privilege to erect "bay," "jut" or "oriel" windows that encroach on or over the sidewalk, shutting out the light, air or view from adjacent premises. A Mr. Reimer, a resident of Philadelphia, constructed in March 1881, a bay window extending out about five feet beyond the building line on Broad street. This was constructed without any authority. The Commonwealth intervened to restrain the encroachment upon the highways of the city, charging that it was a public nuisance, and a great injury to and depreciation of adjacent property, by the obstruction of light and air. The Court of Common Pleas granted an injunction restraining a continuance of the nuisance. Mr. Reimer appealed to the Supreme Court seeking to justify his construction of the bay window. But the Supreme Court affirmed the decree of the court below in the following terse decision:

The court was clearly right in holding that the bay window in question was constructed, and has since been maintained, without authority of law; that it is an unjustifiable encroachment on the public highway, prejudicial to the interests of the community and the rights of individual property owners in the neighborhood, and that it is a public nuisance, the continuance of which Courts of Equity in this State have power to restrain.

## Wooden Pins vs. Iron Nails.

Wooden bolts in house building, and their superiority over nails, is thus commented on by an English journal: Why do you make so lavish a use of nails in the carpenter work of our houses, to the exclusion of the honest old oaken pin? Pull down any building, if it be merely a barn, more than 200 years old, and you will not find a single nail in the original work; rafters and joists were all bolted together so stoutly as almost to defy the tools of the destroyer. Many an old manor barn, when pulled down of late years—as, unfortunately, only too many of them are—has shown

itself to have been better built than most palaces are now. There are arguments in the way of economy of time, and so on, in favor of the use of nails in house building, but they are as nothing compared with the solid advantage of using wooden bolts. The iron nails in time canker and rot rafters and floors, but bolts hold them together "like grim death," and render a house practically indestructible.

## Real Estate Department.

Transactions in Real Estate have fallen off this week. There are fewer official conveyances than last week, and a falling off in comparison with the corresponding week last year. The auction sales were dull and investors did not seem to have much heart, yet, in spite of the hesitancy of the speculative element, there is no property pressing on the market; holders are certain that prices should advance, and every one believes that later in the fall there will be a better market, and that early next spring we will see greater activity than has been known since the paper money times of 1869 and 1871.

Only one day last week was there a large attendance at the Exchange. It was when the estate of the late Anthony Bleakley was disposed of. The prices realized at that sale, notwithstanding the large attendance, were not what they should be. But it is understood the heirs bought in the improved property. The property in Sixty-fourth street, near Tenth avenue, seven well built brown stone houses, was withdrawn, \$9,000 only being offered for them. These houses, it is said, cost \$13,000 each. All this is the more remarkable in view of the readiness with which houses are being disposed of at private sale. In our gossip column will be seen that there is a steady absorption of the unsold houses, so much so that all the builders are encouraged to go ahead with new enterprises. Still all property was not sacrificed that was offered at the Exchange. The tenement, No. 427 Ninth street, which sold in October, 1866, for \$7,000, brought last week, under the hammer, \$3,500. The following are the conveyances and mortgages, in comparison with the corresponding week last year. Transactions, it will be seen, show a falling off, except in the annexed district:

CONVEYANCES.		1881	1882.
		Oct. 6-12, incl.	Oct. 6-12, incl.
Number.....	157	119	
Amount involved.....	\$2,007,448	\$1,373,218	
Number nominal.....	39	41	
Number of 23d and 24th Wards.....	21	19	
Amount involved.....	\$33,289	\$60,060	
Number nominal.....	3	2	
MORTGAGES.		1881	1882.
Number.....	152	156	
Amount involved.....	\$1,531,856	\$1,181,191	
No. at 5 per cent.....	23	29	
Amount involved.....	\$283,611	\$342,800	
No. to Banks, Insurance and Trust Companies.....	29	32	
Amount involved.....	\$549,175	\$286,500	

Among the sales this week will be that of the old post office building, which will be sold on Wednesday, October 18th. The premises are to be put up at up-set price of \$600,000, and to be sold in one parcel to the highest bidder. This is a splendid chance to secure one of the finest sites in New York, the title to which is simply perfect.

On Thursday, the 19th inst., E. H. Ludlow & Co. will sell thirty-nine valuable lots on Seventy-eighth and Seventy-ninth streets and Tenth avenue, this is very desirable property.

A very choice piece of Broadway property will be sold by Richard V. Harnett, on October 26th, at the Exchange. It is the fine, seven-story, basement and sub-cellar building, at the northwest corner of Park place, known as 239 Broadway. The lot is 27 feet on Broadway, and 93 feet 3 inches on Park place. This structure has an iron front, is claimed to be one of the finest buildings in the city. It contains every modern improvement, including elevators, engines, steam heating apparatus, vaulted sidewalks, and a perfectly dry sub-cellar. The building is a model of architectural beauty, in design and finish, and is without a superior. The land is leasehold, twenty-one years from May 1, 1870, with privilege of renewal. Ground rent to May 1, 1891, \$24,100 per annum, including taxes. This is a rare opportunity to secure one of the most convenient and rarely appointed edifices erected within the past ten years.

## Gossip of the Week.

Messrs. Charles Buek & Co. have sold the four-story high stoop dwelling, No. 287 Lexington avenue, corner of Thirty-seventh street, 25x55x80, to Robert S. Holt, for \$49,000, and the four-story high stoop dwelling, No. 820 Madison avenue, 21x55x69, to William M. Spackman, for \$50,000.

George Day has sold the four-story brown stone house, No. 38 West Tenth street, to Thomas F. Carhart, of the firm of Carhart, Whitford & Co., the clothiers of Broadway and Canal street, for \$20,000.

F. Crawford has sold the three-story high stoop brown stone house, No. 103 East Eighty-first street, 20x50x100, with an extension, to Alexander J. Patterson, for \$21,500, the latter to pay this year's taxes; No. 109 East Eighty-first street, a similar house, to Mr. Adolph M. Bendheim, of No. 254 Canal street, for \$21,700; the three-story high stoop brown stone house No. 116 East Sixty-fourth street, 12.6x69x100, to Morris Simmonds, of 1166 Broadway, for \$13,500; and the three-story brown stone house No. 132 East Sixty-fourth street, 16x60x100, to Warren Weston, of No. 3 Broad street, for \$19,500.

H. P. C. Johnston has sold the four-story high stoop brown stone dwelling, No. 53 East Seventy-fifth street, 20x83x103, for Charles McDonald, to Adolph F. Hochstader, of 503 Broadway, for \$42,500.

Hugh Blesson has sold the four-story high stoop brown stone dwelling, No. 60 East Seventy-fifth street, 17x63x34, to Mr. Gerson Siegel, of No. 65 Wooster street, for \$32,000.

F. Zittel has sold three lots on the south side of Sixty-fifth street, between Second and Third avenues, to John McCool, for \$18,000; the four-story high stoop brown stone house, built by William F. Croft, on the northeast corner of Park avenue and Seventieth street, 22x65x82, to

J. J. Burchill, for \$45,000; the three-story brick and stone house, No. 232 East Sixty-eighth street, to Schwartz Weiter, for \$12,500; and the five-story brick and brown stone flat house, with stores, No. 1610 Third avenue, 28x59x75, to L. Sahn, for \$30,000.

Mr. William Demuth has not yet consummated the sale of his house, No. 47 West Fifty-eighth street.

A. W. Lobdell has sold for the New York Life Insurance Company, the three four-story brown stone double tenements, on the east side of First avenue, commencing 25 feet south of Thirty-first street, 25x55x75, to Edward and Patrick Marrin, for \$49,500.

Mr. J. M. Pinkney has sold six lots on the south side of Seventy-ninth street, commencing on the southwest corner of Park avenue, a d 60 feet by 75 on the avenue, commencing 100 feet south of Seventy-ninth street, to Dr. J. V. S. Wooley, for \$119,000. This is a portion of the plot of lots purchased by Mr. Pinkney about ten days since, and which was fully reported in this column last week, and the price now paid shows an advance of about \$9,000 on this portion of the plot.

Mr. Bachman has sold the three-story high stoop brown stone house No. 146 West Forty-eighth street, 18.9x45x100, for about \$23,000, including the furniture.

Messrs. Butler, Matheson & Co. have sold for The National Park Bank and The Phoenix National Bank, four four-story brick houses, 18x87.6 each, on the south side of Spring street, 100 feet east of Hudson, being Nos. 278 to 284 Spring street, the four-story brick building on the north side of Water street, 145 feet east of Coenties slip, 19x60.9, for about \$18,000; the five-story brick store, No. 59 Pearl street, running through to 34 Stone street, 23x112, for \$61,000, and the five-story marble store building, No. 8 Warren street, 25x100, for \$69,500.

Two lots on the south side of One Hundred and Twenty-fourth street, 100 feet west of Eighth avenue, have been sold for \$12,000, to Messrs. Johnston & Roselle.

The four-story high stoop brown stone dwelling, No. 24 East Sixty-fourth street, 23 feet front, has been sold, for nearly \$70,000, to Mr. W. C. Brewster.

The five-story brick tenement on the northeast corner of Cherry and Pelham streets has been sold by Mr. Callahan for nearly \$20,000.

Four proposals to sell sites for the new Federal building, in Brooklyn, have been received and forwarded to the Treasury Department at Washington.

The price paid by E. C. Coggeshall for the two lots on the north side of One Hundred and Twenty-ninth street, 175 west of Seventh avenue, which he purchased from John M. Pinkney, with a loan, was \$13,500.

Mr. Robert L. Stuart, the retail sugar merchant, has sold the five-story brick store building on the southeast corner of Greenwich and Chambers streets, 41.2x87.5, with the five-story brick building adjoining the same on Chambers street, 44x75, to Mr. John S. Martin, for \$165,000, the purchaser to pay this year's taxes, which amount to about \$2,500.

### Out Among The Builders.

Albert Wagner is engaged on the plans for a wall paper and furniture factory to be erected on the south side of Seventy-first street, 100 feet east of the Eastern Boulevard. It will be seven stories high, built of brick and stone, and will be 50 feet wide by 145.1 deep. The two large boilers and stable will be located under the sidewalk. The owner, Mr. Edward Leissner, expects to expend about \$50,000 on this structure. The same architect has the plans in hand for the erection of a four-story addition to Messrs. Palmer & Embury's factory, on the corner of Water street and Gouverneur slip, as well as for two stories that are to be added to the main building, 40x150. The addition will be 30x50, and the total cost will be about \$25,000.

W. B. Tuthill has completed the designs for the interior decoration and frescoing, which is of a very elaborate character, for the two new ferry boats to be run by the West Shore Railroad Company, and is now preparing designs for the passenger coaches for the same company. Mr. Tuthill has also the plans in hand for two cottages to be erected at Wilkesbarre Penn., by Gen. P. A. Oliver, at a cost of \$5,500, and for a cottage for Mr. J. W. Fry, to be erected at Columbia, S. C., at a cost of \$3,500.

R. Rosenstock has the plans under way for a new theatre to be erected on the south side of One Hundred and Twenty-fifth street, between Fourth and Lexington avenues, by J. M. Horton. It will be a four-story brick and stone structure, 50x90, with stores on the first floor, the upper stories to be occupied by the Young Men's Hebrew Association for club room purposes. The theatre will have a stage, 20x48, the auditorium having a seating capacity of 900. There will also be an extensive gallery and four proscenium boxes, the whole interior being richly decorated. Cost, \$45,000. The same architect has commenced the plans for forty-five four-story brick and brown stone flat houses to be erected on First avenue and Eighty-seventh and Eighty-eighth streets. On the avenue there will be eight houses with stores, 25x80 each, and the houses on either street will be 25x75 each. Thomas F. Treacy, the owner, will expend about three-quarters of a million dollars on this extensive improvement. C. Johnson proposes to improve the plot of ground just bought by him, on the northwest corner of Lexington avenue and One Hundred and Seventh street, by the erection of nine four-story brick and brown stone flat houses, 25x62 each. The corner house will have a store on the first floor. Cost, \$108,000. Architect, R. Rosenstock.

Dr. J. V. S. Wooley proposes to erect a row of first-class four-story high stoop private residences on the plot of ground just purchased by him on the southwest corner of Seventy-ninth street and Park avenue, 150x100, on the street, and 60x75 on the avenue, commencing 100 feet south of Seventy-ninth street.

William Graul has the plans in hand for the erection of a five-story flat house, 24x62x77, with accommodations for four families on each floor, at 54 East Seventh street, by Joseph M. Ohmeis.

Andrew Spence has the plans under way for the erection of a four-story tenement, 21x48x62, at No. 359 Cherry street. Owner, Ellen Abrahams.

John McCool proposes to erect three double brown stone flat houses on the south side of Sixty-fifth street, between Second and Third avenues, from plans prepared by J. C. Burne.

## The Business World.

### New Orleans Forging Ahead.

New Orleans is rapidly coming to the front as a port of the greatest size. Her merchants are showing an acute apprehension of the merits and defects of her situation, and are making the most of the trade which lies at their doors, but which has heretofore been neglected or spurned with a prodigality born only of the court of King Cotton. On Saturday last, six steamers cleared for foreign ports with 359,935 bushels of wheat, besides cotton and other cargoes. For a southern port this is a remarkable number, and an indication of the extent to which the foreign market is being developed. A few years ago a few enterprising fruit dealers of New Orleans sent their schooners, laden with Western produce, on a trading venture to the Caribbean sea and the ports of Central America. The expedition was successful, and was repeated again and again till it has resulted in a flourishing and important trade, employing two steamers, which make regular trips between New Orleans and the Caribbean sea. They take out Western produce and bring back fruits, and it is from this source that nearly all the bananas and cocoa nuts sold in the Western States come. Before this trade was opened the fruits of British Honduras rotted on the ground for want of a market; but now they are carefully gathered and shipped to New Orleans to supply the growing demand in the Mississippi valley. The large trade developed from so small and unpromising a beginning shows what can be done in that region with well-directed efforts. Besides this Caribbean and Central American trade New Orleans is looking to Mexico, and already has a Mexican commercial Exchange, and her papers are working up a great Mexican "boom" which is calculated to increase trade very largely; and it is to be borne in mind that it is a trade with a nation with ten millions of people, and the trade of that nation with us is now greater than our trade with Russia or Japan, and is forging ahead at an increase of 20 to 25 per cent. a year.—*Atlanta Constitution.*

### Will Money Come Back from the West?

Respecting the return of money from the West, there is quite a general expectation that it will begin soon and prove large. But we do not find that it is based upon anything except the wonted experience in years prior to the general use of gold, or of silver certificates. We discovered by experience that gold, when once shipped to the interior, did not come back again promptly, beginning about the second week of October, as legal tenders used to do. This year, however, we really have a different and new question, namely, whether the silver certificates issued at the West on deposits at New York, will come hither soon. For a large part of the westward movement this year has been effected in that way. This is complicated with another question, whether the banks of the West and South will seize the opportunity to secure gold certificates, thereby strengthening their reserve.—*Public.*

### Mexican Traffic.

We published a letter in yesterday's issue, from a correspondent at Monterey, which contained very valuable information regarding the traffic of Northern Mexico. It seems that the merchants of Europe, who have long controlled Mexican commerce, and who almost semi-monthly send large steamers loaded to the guards with assorted merchandise to the different Gulf ports of Mexico, are not disposed to lose any of the Mexican trade they have hitherto possessed. The Mexican National Railroad has opened a new traffic line for the supply of the consuming markets of Northern Mexico. This road places Monterey, the principal receiving and distributing depot of the entire section, in direct rail communication with all the points in this republic, which are reached by 90,000 of the 110,000 miles of railroad that reticulate the United States. But at the same time the Texas and Mexican road connects Monterey with the little port of Corpus Christi on the coast of Texas. The English have taken advantage of this connection to establish a monthly line of steamers at the Texan port, and thus manage to retain their hold on their correspondents of Northern Mexico. Although the National Railroad has been opened to public service but a short while, the English merchants, who thoroughly understand Latin-American markets, have anticipated the orders of their correspondents, and have already begun to flood the market of Monterey. The British steamship *Australian*, the last time she touched at Corpus Christi, unloaded 8,000 packages of goods destined for that city. Nor are the British the only merchants who are attempting to secure this trade, for Galveston and St. Louis have dispatched drummers, with samples of their goods, to the new traffic centre, while as yet not a single commercial traveler from the Crescent City has made his appearance at Monterey. The traffic of Northern Mexico amounts to several millions of dollars annually, and is constantly increasing. If it were not worth handling the English would not be making such earnest efforts to retain it, nor would the merchants of Galveston or St. Louis be so anxious to secure it. As it is, this entire country, even as far east as New York city, is watching, with the utmost interest, the development of this trade, while the merchants of the Atlantic seaboard, notwithstanding their distance from the scene, are preparing to send merchandise per rail to the new traffic centre of Nuevo Leon.—*Times-Democrat.*

### Special Notices.

Attention is called to Messrs. J. G. & S. D. Folsom & Co.'s card, which appears in another column. They have been established in the real estate business since 1847, and are thoroughly posted in all its branches. As appraisers of realty this firm ranks very high. The Messrs. Folsom also transact a large insurance business, and any affairs in these several branches will be promptly and faithfully attended to.

Attention is called to the card of W. A. Armstrong & Co., 178 Broadway, who represent the Accident Insurance Company, the only one of the kind in the country. In this company there is no non-forfeiture of policies, because of any change of business, and its other provisions are very liberal.

Attention is called to J. Cairns' advertisement of brass memorial tablets, etc. Mr. Cairns has made arrangements with an artist who has had twenty years' experience in London, England, to design for him.

The firm of Burrill & Co., real estate brokers, has been dissolved, Mr. F. W. Fullerton retiring. A new firm under the same name has been formed, the partners being J. F. Burrill and E. E. Salters, and, as will be seen from their card on the last page, they propose to transact business in all matters pertaining to real estate at No. 23 Park Row. Messrs. Burrill & Co. have among their references the names of the Hon. Perry Belmont and ex-Judge Fullerton.

The card of James O'Toole, the well-known mason and builder, appears in another column. Mr. O'Toole has been established for many years and does first-class work in all branches of his trade.



**BUILDING MATERIAL MARKET.**

**BRICKS.**—The firmness on Common Hards has not only been well maintained, but even made further progress, and another addition is shown to values all around. The influences leading to this result are much the same as previously noted, the demand over balancing the supply and competition between buyers to secure the amounts available keeping the advantage entirely in the hands of receivers. The accounts from the points of production tend to show that the desire of manufacturers to push the make as rapidly as possible has again been the main check to shipments, and while the stormy weather interfered somewhat with work, very little of the interval was devoted to loading. In fact, the main object at present appears to be to make "brick," and every energy will be devoted to this purpose until the elements in the natural course of the season force a general suspension of operations. About \$7.50 @ 7.75 per M appears to have been the average cost of fine serviceable stock, but the range on the different grades may be placed at \$6.75 @ 7.00 for Jerseys, \$7.25 @ 7.50, and \$7.75 in some instances for "Up Rivers," and \$7.75 @ 8.00 for Haverstraws, with some reports of higher sales, but the latter figure seems to be the best fully authenticated. The probabilities are that nearly or quite all the stock sold during the week went direct into consumption, and the wants on this score continue full, though there is some chance that the cargo market may receive less demand. Dealers, in fact, in many instances, commence to make objections to the cost, and while they do not exactly talk about withdrawing altogether, are inclined to in part supply their customers from the accumulation on which now shows a fair margin for profit over original cost. For Pales, also, the demand has been good and no stock is left over, with prices now up to \$4.00 for an inside, and some of the best reported sold at \$4.50 per M. Fronts are firm all around, and everything available has found a market without difficulty.

**HARDWARE.**—Nothing of any great interest can be advised on this market. Business on the whole is fair but without snap or general vigor and the hopes entertained of a steady increase from week to week are not as yet being realized. Buyers, generally, are moving with a caution that in some cases is rather remarkable, but as this policy tends to greater safety in the conduct of business, it in a measure neutralizes the disappointment over the light distribution. Builder's hardware and mechanics and laborers tools and implements make up a very large proportion of the assortment taken out. Exporters remain upon the market and are fair operators. On values the tone is well preserved, apparently, and no new lists or discount sheets have recently been issued.

**LATH.**—Once more the selling interest appears to have obtained a pretty firm grip upon the market and there is a corresponding degree of elation among receivers. Arrivals were moderate and promptly taken when offered with local dealers who hesitated, generally finding that some out of town buyer was waiting and ready to at once fill the gap. General consumption, in fact, is full and while we notice a fair accumulation at some of the yards there is unquestionably a great many dealers who want a larger amount of stock as soon as they can reach it. Up to the present writing the highest spot sale we are enabled to confirm was at \$2.20 per M, but all sellers assert that they will not negotiate further for less than \$2.25, and sales have been made to arrive at this latter figure.

**LIME.**—Demand has probably not increased to any extent but the arrivals were small and the result is a final clearing out of about all the available stock in first hands with a little to come forward. The production will probably soon be fully resumed, but before anything can be brought forward it is expected that demand must revive, and the next change in values is likely to be upward.

**LUMBER.**—There is scarcely enough variation in the general character of the market to form basis for a report differing materially from those given during the past two or three weeks. More or less grumbling may be heard, and expressions of tameness are not uncommon, yet there is nothing to indicate that sellers have lost ground, and in some cases they have made an actual gain. The export movement, in particular, on the stimulus of somewhat better freight terms, and more urgent orders has developed very fair volume and promises to continue, while on consumptive account there is in one way and another considerable stock going out, a few dealers finding business really active. The market is certainly doing quite as well as those of other descriptions of staple merchandise, and the fault with sellers has probably been in the expectation of a rapid and liberal expansion of business, instead of the slow, cautious movement adopted by the average buyer. From most sources of supply the advices come firm, though it is now an open secret that at Albany there has been a cutting of rates for some little time. This, however, we understand, was mainly on coarse box stuff, and frequently to clear up a little more room for better goods, and it is denied that any really desirable offering can be reached at rates at all, the better portion of the accumulation remaining under strong and determined control. Stocks at this point fill up somewhat, but are by no means liberal as yet.

Eastern Spruce keeps in good form and receivers very generally have a cheerful word for the market. Indeed some are quite indifferent operators in view of the advices they receive from their principals; prices at primary points in a great many cases proving in excess of those asked here, and on a large number of specifications offered it has been found a very difficult matter to get bids unless customers will take the chances for distant delivery and at extreme rates. A few of the short lengths can occasionally be placed but buyers prefer from 10-inch upward, and on these bids are prompt, with something extra full size occasionally drawing out quite an extreme figure. Quite a number of yards will require many additions to give them a first-class assortment. Quotations range at about \$15.00 @ 17.00 for Random, and \$16.50 @ 18.00 for Specials.

White Pine feels the effect of the export demand most directly, and this, added to a fair and possibly increasing home trade, gives business a pretty good general volume and is strengthening up values on fine and attractive stock. Indeed holders of the upper qualities are very firm and confident, and even the majority of those who have coarser stock ask full former rates as they have an accumulation made from earlier purchases, and do not feel that any cutting at primary sources at this season will afford com-

petitors much of a chance to hurt the position here. Considerable quantities are coming forward to add to the accumulations, and where there is a probability of getting supplies through, new purchases are made as it is certain that freight charges must take a bound the moment grain commences to seek an outlet at the seaboard either by water or rail. We quote at \$20 @ 21 for West India shipping boards, \$27 @ 29 for South American do.; \$16 @ 17 for box boards, \$18 @ 19 for extra do.

According to the circular of the Export Lumber Company, the exports of White Pine from the port of New York January 1 to October 1, was during the years named as follows:

1877, feet.....	37,224,000	1880, feet.....	40,610,000
1878, ".....	30,974,000	1881, ".....	45,616,000
1879, ".....	37,807,000	1882, ".....	41,089,000

Yellow pine stiffens moderately, but "decided improvement" cannot be used as indicating the position of the general market. There is a great deal of stock still here for which no buyers are to be found. Ordinary random offerings would be difficult to place, and the additions to values even on the very best of stock are moderate. Indeed, on easy bills, there is still enough competition to give buyers quite an advantage, and it is only when difficult specifications are tendered that an attempt to squeeze follows. There is a great deal of saw capacity still available at the South, and manufacturers will have to become more generally busy before the market will hold any decided improvement. We quote random cargoes, \$20 @ 22 do.; green flooring boards, \$22 @ 23 do.; and dry do, do \$24 @ 25. Cargoes at the South, \$13 @ 15 per M for rough and \$20 @ 22 for dressed.

Hardwoods present about old features. A good general demand prevails for oak, ash, hickory, cherry and walnut, with more of the latter wanted, provided quality is fine, but interior sellers bringing forward car loads of undesirable stuff find difficulty in securing attention to their offering and disappointment over the rates obtained. We quote at wholesale rates by car load about as follows: Walnut, \$80 @ 115 per M; ash \$35 @ 45 do.; oak, \$40 @ 50 do.; maple, \$30 @ 40 do.; chestnut \$40 @ 50 do.; cherry, \$40 @ 75 do.; whitewood 1/2 and 5/8 inch, \$3 @ 35 do., do. and do.; inch, \$35 @ 42; hickory, \$35 @ 65 do.

**GENERAL LUMBER NOTES.**

**THE WEST.**

**SAGINAW VALLEY.**

**LUMBERMAN'S GAZETTE, BAY CITY, MICH.**

Several eastern buyers have made their appearance on the market during the past week, and a considerable amount of lumber has been picked up, at prices fully up to our former quotations, except on very coarse grades, which have been shaded a trifle owing to the supply being abundant, with less call than was anticipated. The better grades, however, show no deviation in price from the quotations of the past month. One prominent lumberman informed us on Saturday that he could have sold "any amount" of first-class lumber to eastern men who had visited him, but that he was short of the class of stock for which they were searching. Reports reach us of the sales of several million feet in lots ranging from 300,000 to 1,500,000, at prices ranging from \$15 to \$18 straight, and from \$7.50, \$17 and \$36 to \$10, \$20 and \$40.

Taking all things in consideration, the market may be said to have improved somewhat during the week with a more active demand toward the latter part, which was marked by a considerable influx of buyers.

**The Northwestern Lumberman as follows: CHICAGO.**

**AT THE DOCKS.**—The receipts of the past week have averaged with those of the corresponding week of last year, although 10,000,000 feet of lumber and 13,000,000 shingles less than last week, while the total receipts now exceed those to the same date of 1891 by 149,859,000 feet of lumber and 15,708,000 shingles. The cargo dock has been well supplied during the week, and a marked indifference has been manifested on the part of purchasers, making what is characterized by all as a dull market. With fair offerings of 15 to 20 loads per day during the closing days of last week, Monday brought a fleet of 33 vessels, of which about one-half worked off during the day. Tuesday's offerings comprised 23 cargoes; Wednesday's, 19, while on Thursday but five were present. Coarse lumber rated dull and lower, while good stock was quickly taken. Short length dimension stock receded slowly, until at the time of writing, \$10.25 and \$10.50 are the ruling prices, the latter price for good assortment and quality, with a good proportion of long lengths above 18 feet. No dry stock has been offered for some weeks and we suspend our quotations upon such.

Long length dimension has ranged from \$11.50 to \$13, at which they are fairly quotable, as to character of stock and sizes, combined, with lengths. No. 2 boards and strips are not in active demand at a range of \$12 to \$13, while cargoes of good assorting grades rule firm and quiet at a range of \$15 to \$23, while select cargoes of No. 1 stock, with common cut, or largely so, bring from \$24 to \$28. This grade of stock is wanted, but the large accumulations at the yards of coarser stock disinclines purchasers to bother with it, unless at a decided advantage as regards price.

The present condition of the market is what the *Lumberman* predicted in August, although its coming was delayed a couple of weeks later than anticipated. From this time to the close of the season it is doubtful if any decided advance will be realized on coarse stock, the yards being full up to nearly a winter's stock; still should the country demand improve, and the stock now in yard be worked off satisfactorily, there is a bare chance for later receipts to bring an improved fig. re.

**CARGO QUOTATIONS.**

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

The trade in Hardwoods is of an even kind, which, with most dealers is not bad, but the improvement lately is slight. Consumers do not buy heavily, but there is more inquiry in some quarters. The agricultural men are not making extensive purchases as a rule, the bulk of their patronage being counted on later, and the furniture men are quiet. At the same time it can readily be seen that the aggregate volume of city trade is large. But it is not so divided that all the yards are handling enough to suit their owners.

Considerable shaving on quotations is still done, as is morally certain to be the case in a dull season,

when every dealer is anxious to secure every possible item of trade. The concessions made on large sales are generally not very heavy, and what cutting is done is apt to be just enough to discount the prices of a rival man.

There is not a very heavy movement in walnut, and those consumers who want good lumber do considerable hunting to find just what they need. An immense amount of cheap walnut is used, and some manufacturers can hardly find stock that is cheap enough to suit them, notwithstanding the abundance of poor lumber on the market. It is searched for high and low, and on account of the heavy percentage of very poor culls some handlers can carry the idea that they are selling very cheaply by sprinkling some inferior stuff into a grade supposed to be higher.

Some producers and users of lumber have taken advantage of the great beauty of sweet gum, and it is sold, both in the rough and when manufactured into goods, by fanciful names, such as satin, California and Spanish walnut, and when the characteristic feature of the wood is kept in the background, the purchaser imagines he is getting a remarkable kind of walnut instead of a wood more warship than the views of some political reformers. Gum furniture has been styled by these "lyfaluin" appellations, and some makers of the lumber have chuckled over the fact that they had gullible customers; for the walnut with a fancy name that was no walnut at all. Gum is a sufficiently excellent wood, so that when used where the warp can be overcome, it can afford to sail on its own merits, and no subterfuge should be employed in its use and sale.

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

The situation is altogether encouraging for a heavy fall trade. The crops are all assured and are of the first water in the great producing districts of the west. Here and there floods prevented spring planting and brought small crops but the general average is such that a vast surplus will pour millions into the hands of the farmers of the west to be expended in improvements. The northwest is peculiarly favored in this respect and those who furnish her lumber will have the decided advantage.

In Chicago, the question of prices having been determined by the fates, the bears are now devoting their attention to a discussion of the tariff question before the weekly meetings of the Lumber Exchange. The receipts are sensibly growing less and the sale account will swell from this time forward. The handling and carrying capacity of Chicago is now fully taxed and cannot be increased greatly this fall. Prices are exceedingly firm, for Chicago, with an advance on 12 inch boards, which raise was made on Saturday. Saginaw, Toledo and other eastern markets seem steady with a full stock in hand and no changes in figures noted. The demand for Southern goods seems to increase with the multiplication of mills in that region. St. Louis runs along smoothly with an average shipment of a million and a half per day. Low water interferes with receipts by river, but the stocks of sawed lumber are good and no concessions made on quotations. Heavy orders are reported from Kansas. In spite of a heavy trade at Hannibal and Quincy the lumbermen of both cities have managed to secure full assortments for the fall trade, and with increased facilities for handling are behind the orders. Nearly all goods from Chicago or the river cities below Davenport are sold on delivered lists which makes it apparent that the railroads of the southwestern pool are all cutting rates, and we predict another at an early day. Burlington with a thirty million stock is having a large trade in Kansas and western Missouri, and complain only of a lack of cars. Davenport has a steady trade but is not pushing business. In the Northwest, as the sawing season draws to a close, it becomes apparent that January will find light stocks at all points and a much firmer feeling prevailing owing to this fact. The stock of logs at many of the mills is well high exhausted, and some of them will shut down every day from this out. News from the Chippewa drive is not favorable and raft movements on the Mississippi is very difficult on account of low water.

**CUBA.**

**Latest Havana dates as follows:**

The demand keeping active and stocks light. Prices are well supported at from \$31 @ 37 gold per mille feet for both white and pitch pine, as to assortment and conditions of sale.

**METALS.—COPPER.**—Ingot undergoes very little change. Large lots are seldom brought under negotiation, and the business keeps principally within a jobbing sort of channel according to the current requirements of consumption. The supply, however, is under control and held with firmness. We quote at 18 3/4 @ 18 3/8 for Lake. Manufactured copper has good support also, and meets with a fair average call. We quote as follows: Brazier's Copper, ordinary size, over 16 oz., per sq. foot, 30c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. ft. 32c. per lb.; do. do., 10 and 12 oz. per sq. foot, 34c. per lb.; do. do., lighter than 10 oz. per sq. foot, 36c. per lb.; circles less than 84 inches in diameter, 33c. per lb.; do. 84 inches in diameter and over, 36c. per lb.; segment and pattern sheets, 33c. per lb.; locomotive fire box sheets, 30c. per lb.; Sheathing Copper, over 12 oz. per square foot, 27c. per lb., and Bolt Copper, 30c. per lb. Iron—Scotch Pig shows a pretty firm tone on the support of a good, steady demand and sales sufficient to prevent any accumulation from the current importations. Strong advices from abroad have also been used as a stimulant, but failed to draw out many additional orders as buyers look upon the cheerful news somewhat suspiciously. We quote at \$23.50 @ \$27.50 per ton, according to quantity, quality, etc. American Pig has worked along in a steady, uniform manner with a market entirely void of excitement. Sellers, however, seem to be pretty well satisfied with the current addition of affairs, as values are supported there is no surplus of stock accumulating, and the indications are that this status can be maintained to the close of the season. We quote at \$26.50 @ 27.00 per ton for No. 1 X foundry, \$24.50 @ 25.00 do. for No. 2 X do do. and \$22.50 @ 23 do. for gray forge. Rails remain nominal on iron, but for steel the position is firm, and a very good demand prevails for next years' delivery. Most of the mills have a fair number of orders already in hand. Old Rails have been a little slow, with slight irregularity shown on prices. Scrap iron selling to a very fair extent and firm. We quote rails at \$48 @ 44 nominally for iron, and \$45 @ 48 for steel, according to delivery. Old rails \$25.50 @ 30.00 per ton; Scrap, \$28.50 @ 30. Manufactured iron is meeting with some new

demand, and this in connection with orders already under way keeps producers busy and sustains values. We quote Common Merchant Bar, ordinary sizes, at 2.9@3.1c. from store, and Refined at 3.1@3.4c.; wrought beams at 3.9@4.1c. Fish Plates quoted at 3.0@3.1c.; track bolt and nuts, 3/4@3.5c.; railway spikes, 3/4@3.5c.; tank, 3/4@3.7c.; angle, 3.5c.; best flange, 5.5c.; and domestic sheet on the basis of 3.2@3.4c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c less on large lots from cars. LEAD—Domestic pig has sold close enough to the available supply to keep down any surplus accumulation, and values were in consequence sustained without difficulty, though few if any buyers would be willing to invest against the future at the cost. We quote at about 5.15@5.30c. per lb., according to brand and the size of invoices handled. The manufactures of lead are steady and quoted: Bar, 6.5c.; Pipe 7.5c.; and Sheet 8c., less the usual discount to the Trade; and Tin-lined pipe, 15c.; block Tin Pipe, 35c. on same terms.—Tin Pig has not been wanted in large blocks to any extent, but found a steady and pretty good sale in small lots, with supplies under control, and generally firmly held. We quote at 2.45@2.47 for Straits and Australian, 2.47@2.49 for English L and F, 2.44@2.46 for English Refined, and 2.0@2.0 1/2 for Billiton. Tin plates have found a good, steady distributive outlet open and under the circumstances retained a strong market. Supplies fair, but not excessive, of any description. We quote I. C. Charcoal, third cross assortment, \$6.10 @6.12 1/2 for Allaway grade, and \$6.37 1/2 @6.50 for Melyn grade; for each additional X add \$1.25 and \$1.50, respectively; I. C. Coke, \$5.20@5.25 for V. B. grade; \$5.30 @5.60 for Yspitty, and A. B. grade; Charcoal terne, 5.20@5.45 for Allaway and Dean grade 14x20; \$10.50@11.12 1/2 for do 20x28; Coke terne, \$5.00@5.10 1/2 for Glais grade 14x20, and \$10.12 1/2 @10.25 for do 20x28—all in round lots. Splitter has been fairly active, and realized about former rates, but no great amount of strength shown. We quote 5 1/2 @5 3/4 c., according to brand, etc. Sheet Zinc in average request and steady at 7 1/4 @8c. from store.

NAILS.—The demand has not been so brisk or general, and buyers seem to be in a comparatively cautious mood. The assortment of stock on hand, however, is so greatly reduced and broken, as to leave a great advantage in the hands of holders, who may happen to control anything at all desirable, and prices remain firm. Small lots sell 10c. per keg above list rates.

We quote at 10d to 60d, common fence and sheathing, per keg, \$3.65; 5d and 9d, common do., per keg, \$4.00; 6d and 7d, common do., per keg, \$4.25; 4d and 5d, common do., per keg, \$4.50; 3d, per keg, \$5.30; 3d, fine, per keg, \$6.00; 2d, per keg, \$6.00. Cut spikes, all sizes, \$4.00; floor, casing and box, \$4.50@5.20; finishing, \$4.75@5.50.

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

PAINTS AND OILS.—Matters are a bit stupid on his market. There is some business doing but nothing out of the ordinary run or form, and the fluctuations in value seem to be slight and unimportant. Supplies, while keeping small enough to remain under very good control, are sufficient for the outlet, and holders willing to listen to all full bids. Linseed Oil is securing average attention from most regular sources, and may be called fairly active, but there is stock enough present, with a prospect of plenty to come, and rates rule easy at a still further shading. We quote at about 52@54c. for domestic, and 58@61c. for Calcutta, from first hands.

PITCH.—The market presents a slow tone, and nothing differing to any extent from last week. Holders appear to control their stocks without difficulty. We quote at \$2.30@2.50 for City, delivered.

SPIRITS TURPENTINE.—The amount wanted for consumption has been quite full, and again kept jobbers' supplies well sold down, with a consequent firmness on values. In a wholesale way there was a cheerful tone and steady sale of the offering, with prices working upward almost daily. As this report is closed, the quotations stand about 50@52c. per gallon, according to quantity handled.

TAR.—The demand somewhat irregular, but on the whole keeping up to satisfactory proportions, and with no abundance of stocks, holders ideas are firm on all parcels in good condition. We quote \$3.00@3.25 per bbl. for Newberne and Washington, and \$3.00@3.37 1/2 for Wilmington, according to size of invoice.

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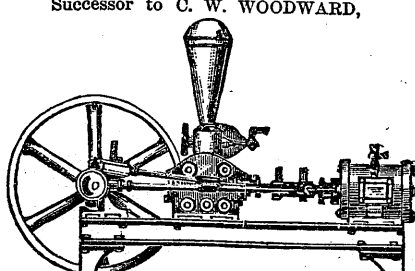
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