

## THE RECORD AND GUIDE.

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## WHAT MAY BE FOUND INSIDE.

*Charles Bradlaugh explains to our readers the injustice done him by the British Parliament in excluding him from the seat to which he was three times elected. "Sir Oracle," in the Prophetic Department, predicts that Jay Gould's star is setting, and tells why he thinks so. The inside facts connected with the Nickel Plate road sale are given for the first time in these columns. The fatal blow dealt by Jay Gould at the New York Associated Press, and of which the New York public has been kept in ignorance till now, is also commented upon. Our special departments are full of interest, particularly that devoted to real estate. Building, it seems, is far more active this year than last, while the official transfers show very large sales of realty. "Fort Sherman," corner of Broadway and Wall street, is criticised by an able writer, and some of the facts are given of the new street to be built under the pavement of Broadway. Vanderbilt's great railroad schemes are also dwelt upon.*

## The Great Press Monopoly Ended.

Thanks to Jay Gould and his telegraph system, the destruction of the New York Associated Press monopoly has been accomplished during the past week. For the last thirty-five years the news of the world has been collected by seven New York journals and sold to the newspapers throughout the country. This service has not been satisfactory of late years to the Western newspapers, many of which are abler papers than any published in New York, and far more enterprising. Last week the New York Associated Press was notified that its news was not required by any newspaper publisher west and south of the Alleghanies. The press of the West and South, it seems, have made an agreement with Jay Gould by which the New York Associated Press has lost its monopoly for ever. The interior papers get their European, as well as their Washington news, through the facilities afforded the Western Union Telegraph Company and the Atlantic cables in the Gould interest.

Of course the monopoly died hard. The New York papers offered to bind themselves for ten years, and to permit no liberty of action among its members, if the Western Union Telegraph Company would deal with them exclusively, and leave the Western and other newspapers out in the cold. This Jay Gould and his associates refused to do, as they had already promised the Western press that there should be a free field and no favor to any one organization. The New York press then begged for a truce of two weeks, which was granted, so that arrangements could be made by which the several associations could collect the news from all parts of the country. In the meantime, it is understood, that the Western Union is furnishing, free of cost, the news of the Western Associated Press to the newspapers on the California coast and in the Southwest. This is done with the hope of increasing telegraph business, as the news sent by the New York Associated Press to the outlying States has been poor in quality and scant in quantity. Jay Gould and his associates argue very justly that it will be a great benefit to the telegraph system to allow free competition in news; the Western press permits its members to use the telegraph freely, while the New York association limited special telegrams to certain designated points. Not a word has been said about all this in any of the New York papers, and the readers of THE RECORD AND GUIDE will be the first to hear of this exceedingly important matter.

One good turn deserves another. The Western Union monopoly breaks down the Associated Press monopoly, and now comes the

Mutual Union into the field as the competitor at all important points for the business of the Western Union. It is understood that the action of the Mutual Union in breaking away from Jay Gould has been prompted by the large interest connected with the New York Associated Press, and the capitalists who are about to lay a new cable between this country and Europe. So two monopolies have conspired in spite of themselves to give the country a better and cheaper telegraph service, as well as to establish free trade in news. W. H. Vanderbilt, D. O. Mills and Trenor W. Park, have, it is understood, become associated with Mutual Union.

But we still adhere to the opinion that the telegraph service of the country should be in the hands of the government. It is intolerable that our business and family secrets should be at the mercy of Jay Gould or any other speculative operator. No country on earth would tolerate the present state of things except, alone, the United States.

## Suggestions for Citizen

Next Tuesday the people of this State will elect a Governor; his name may be Charles J. Folger, but those who are wise in such matters are of opinion that Grover Cleveland will have the most votes. In either event, however, the State will be sure of an excellent Governor for three years to come.

On the same day the people of the Empire State will choose an Assembly, that is, one-half the Legislature, the Senate holding over from last year. It may be that a Democratic Assembly will be chosen, but of this there is some doubt. One thing, however, is quite certain; it will be a body composed of very inferior delegates, and the votes of its members will be in the market for sale. The Governor, whoever he may be, is sure to achieve popularity, if he vetoes nine-tenths of the laws that will be passed by the Legislature which will commence its sittings at Albany next January.

On the 7th of November, New York city will elect a Mayor, his name may be Edson or Campbell, but this much is assured, that the executive who takes his seat in the City Hall next year will be an honest and able man. He will do his best to serve the metropolis and leave a good record behind him.

On that same 7th of November, New York will also choose a Board of Aldermen, which will be a disgrace to it. The majority will be composed of fellows eager to sell their votes. They will confirm no nomination of the Mayor unless they are paid therefor in money or patronage.

The above predictions are based upon the experience of the last half a century in this State. Our Governors have nearly always been men of mark and character; our Legislatures are always corrupt. During the last half century New York has had but three really dishonest or incompetent Mayors, while the present generation of voters cannot recall a single Board of Aldermen that was not a corrupt and incompetent body.

The moral is obvious; let us increase the responsibility and authority of our Governors and Mayors, and limit the power of state and local legislative bodies. The only political object worth working for is to have local home rule in the form of responsible executives. Its good effects are seen in Brooklyn, in the administration of Mayor Low. It is perfectly idle to elect good mayors and then have them hampered in the appointing power by thievish Boards of Aldermen. THE RECORD AND GUIDE insists that it does not make the slightest difference, except to politicians, which ticket succeeds in the coming election. If there is no change in the confirming power of the Board of Aldermen over the Mayor's nominations, there can be no reform in our local administration, no matter who is chosen.

Charles Bradlaugh, member of Parliament from Northampton, makes a statement in our columns as to his relations with the British Parliament. Americans have known, in a general way, that Mr. Bradlaugh has been repeatedly elected to the House of Commons, and that his fellow-members have refused to admit him to his seat. But why, is a conundrum that we on this side of the Atlantic cannot solve nor does Mr. Bradlaugh's presentation of the case throw any light upon the mystery. He was, it seems, regularly elected under the law; there was and is no contestant to his seat; he has complied with every possible requirement, yet a House of Commons which contains a large Liberal majority has so far refused to give him his seat. But he has precisely the same right to sit in Parliament as has Sir Stafford Northcote, John Bright, or Premier Gladstone himself. It is the theory of all representative governments that the constituencies are to be the sole judges of the qualifications of their representatives. That battle was fought by John Wilkes one hundred years since, and it was supposed to have been settled for all time, so far as the British Parliament was concerned. The issue presented in Mr. Bradlaugh's case is a singular one, and is full of interest to the citizens of every nation which has a representative government. If a body which

represents localities can deprive any constituency of its right to choose its own member then any majority is privileged to expel any minority however large. Mr. Bradlaugh is well known in this country as a lecturer, and his statement of his very peculiar case addressed to this paper will command wide-spread attention.

### The Boss.

The clamor against the "boss" was never greater than at present. Newspapers, good, bad and indifferent, are filled with denunciations of him. From platforms, pulpits and stumps anathemas are hurled at him. Even publicists who do think upon political matters and endeavor to form and express well considered opinions upon those matters, do not hesitate to impute to him many of the evils of our political life, while the less thoughtful speakers and writers are certain that but for the boss the political millennium would be at hand.

The boss, as we know him, is not a high order of leader. Many of the bosses are men of a low and vulgar type. They are but little above the level of their followers. They seem to regard the capture and distribution of "spoils" as the true reason for the existence of political organizations. The ballot, in their eyes, is not a trust confided to the voter to be so used as to advance the best interest, of the community, but rather as a means of ministering to the greed of individuals. Office in their view is to be sought and held for the payment of partisan services, not because the officer can by exercising a social function be of service to his fellow citizens in their corporate capacity. The boss is selfish, takes low views of political action, is dictatorial in manner, and at times excludes from the service of the community men who would adorn it.

So much must be admitted. But is not the boss a necessity in our present politics? With the exception of the Athenian Democracy under the Kleisthenian Constitution, the New England town meeting was the most essentially popular form of government that the civilized world has had. All the townsmen met and discussed their public affairs. As the result of their discussions a course of common action was decided upon, and agents were appointed to carry the decision thus reached into effect. Theoretically nothing could be more perfect; and practically the town meeting worked well in a certain stage of development. But in this country that stage has long gone by. The aggregation of great and heterogeneous masses of men in large cities has rendered the town meeting obsolete. The conditions which rendered the town meeting possible no longer exist. In our present social life there are sharp distinctions between wealth and poverty—between the man of one hundred millions and the men depending upon their daily labor for scanty food. In the social life of the town meeting era such distinctions did not exist—the citizens had practically interests alike and fortunes nearly equal—for persons without some money were not voters. Now the interests are diverse and the great aggregations of wealth make the problems of government more complex than they have hitherto been.

In all undertakings a leader is necessary. Order must be preserved, and united action must be obtained to effect a social end; where many persons contribute thereto, without a leader such order and union are impossible. Circumstances will throw a leader up, even if no one is anxious to assume the responsibilities of leadership. It is a common place that political institutions grow and cannot be made. With the decay and superseding of the town meeting, the boss has grown. The fact that he is here at all shows that he fills a place in our political economy—that he meets a political want. His critics should ponder carefully on what must appear very singular to them, but which we regard as inevitable, that the "boss" as an individual dies, or is destroyed for the misdeeds of himself or his fellows, but that the boss as an integral part of the system of political organization continues to exist. Boss Tweed was dethroned, but Boss Kelly reigns in his stead. The boss is not confined to one party, all parties are blessed or cursed with his presence. He is in every state and in every city. The theory that a political phenomenon so persistent and so general as the existence of the boss is solely due to the machinations of the individual who happens, for the time being, to be boss, and the few other individuals who profit by him is as philosophical and as worthy of acceptance by thinkers as the dogma of the radicals of the last century, that the existence of religion was due to the craft and imposture of priests.

On reflection, it must be admitted that the bosses, with all their faults, are better than the average of their followers. John Kelly is a wiser guide than Tammany Hall. Brooklyn is safer with Hugh McLaughlin, holding in check the shortsightedness and ignorance of the masses of his followers, than it would be if those followers were permitted to have their own way. Simon Cameron has not been without his uses in Pennsylvania, and it is a great mistake to denounce him and his work as wholly bad. How well equipped the ignorant masses are to think for themselves on political matters was illustrated by the attempt a few evenings ago to take possession

of the Anti-Monopoly meeting in the interest of Keenan, the Democratic candidate for County Clerk. In Brooklyn, a mob of the unwashed, endeavored last week to compel the Democratic City Convention to nominate a candidate for Judge of the City Court whom a large majority of its members did not want. Men of wealth and character should hesitate before joining in the indiscriminate denunciations of bosses and "bossism." They stand between them and the dangers of mob rule, which they do not desire to face. The boss is necessary to our social evolution at this time. What we need is better bosses—more intelligent leaders and to produce such leaders, we will have to elevate and educate the masses of our citizens, for leaders can only be a short distance in advance of their followers.

### Jay Gould and Wm. H. Vanderbilt.

"Sir Oracle" ventures the prediction, this week, in our columns, that the greatness of Jay Gould is "toppling to its fall." The great speculative manipulator has certainly met with serious reverses lately. The Court of Appeals in this State has decided against him in the elevated railway suits. The Metropolitan stockholders "hold the fort," and will not accept his second preference 6 per cent. stock in exchange for their 10 per cent. certificates. The Nickel Plate road, which he thought his own, has been cleverly captured by his great rival Wm. H. Vanderbilt; but, cruelest blow of all, the Mutual Union Telegraph Company, which he supposed he had captured, has freed itself from his toils, and has become a dangerous rival to the Western Union Telegraph monopoly. These are only a few of the misfortunes which have visited him lately. Sometime since, he lost the friendship of Ex-Governor E. D. Morgan; he then quarreled with Mr. Humphreys and the other officers of the Wabash Railway system, and now Wall street is full of stories of a misunderstanding with his most powerful associate, Russell Sage.

But while Gould's star seems setting, the sun of his great rival Wm. H. Vanderbilt is as steadily rising. The latter was quite right when he turned "bear" in May, 1881; Gould was then a "bull," he had stocks for sale; but Vanderbilt was a seller, rather than a buyer, until June of this year, when he again became a "bull." Gould, who was a "bull" after a bad crop, is now a "bear" after a good one; though, it is said, he has changed his point of view since his last visit west. While Gould has been losing friends and been disappointed in many things, Vanderbilt has increased his railway connections, and is far more powerful to-day than he was two years ago. It is not improbable that the railway world may yet be startled by the announcement that the Wabash system has been secured as a feeder to the Vanderbilt trunk lines. Gould, it is said, has given up the New York & New England road to his rival, and now all the roads leading to Boston, east of the Hudson, are controlled by the New York Central system. Mr. Vanderbilt may not possess the planning and manipulating ability of Jay Gould, but he shows more straightforward common sense than any of the great railway men of the day. Jay Gould's career has been an extraordinary one, and, excepting the Vanderbilts, father and son, he has had more success in the mighty monetary struggles of Wall street than any of the great operators who have speculated in stock values. But all great generals are conquered at last. The secret of their success is discovered, and then the "anvil breaks the hammer."

Notwithstanding the closeness of the money market in Wall street, it is a fact that the remittances due our large commercial houses are promptly paid. All the leading dealers report that collections were never better, and customers only in exceptional instances are behind. This shows that merchants through the country realized and discounted the unpromising condition of last year, and that they have made no attempts at kite flying or anticipating supposed wants, due to the better state of things, warranted by the crops of 1892. The very fact that merchants acted on this theory is the reason why so many manufacturers are to-day, and have been for weeks, loaded up with goods for which they have been unable to find a satisfactory market. Slowly, however, all this is changing. On Wednesday of this week a sale of 900 cases of various styles of dry-goods was held at auction, and every package sold at rates but little below what the same goods could have been bought for privately. As is the case at every sale, many kinds of goods did not bring their real value on account of being unseasonable, but the general effect was satisfactory both to the buyers and sellers. Trade this week shows a quiet improvement, and, with seasonable weather, a satisfactory business is more than probable.

The West Side Association sees the point. The resolutions passed at the last meeting of that shrewd body of tax payers put them on the platform of THE RECORD AND GUIDE. These resolves are to the effect that we want a charter reform which will give the Mayor authority and responsibility, and that it does not much matter how the election goes this fall. The real work is to be done when the legislature meets. A pressure must be at once brought to bear

upon the Governor and the members of both houses to give us responsible home rule; which means a Mayor with real authority, the departments with single heads and the confirming power taken away from the Board of Aldermen. This is the vital point to be kept in mind in altering the charter of the city.

The Broadway arcade scheme, which was once endorsed by the State Legislature, but vetoed by Governor Hoffman, has been resuscitated, and will, it is promised, soon be commenced. The Beach pneumatic charter, amended by the Legislature of 1880 and approved by Governor Cornell, will be made use of to construct an entirely new street from the Battery to Madison square under Broadway. This is to furnish a road bed for steam transit, and will be open for the travel of vehicles which now gorge and congest our great thoroughfare. The money for making the improvement has been secured and the maps have all been prepared. These last show every sewer, gas main and pipe now beneath the pavement of Broadway. The new street is to be well lighted, and will practically give the houses along Broadway an additional story. The projectors claim that the engineering difficulties are not serious. The Canal street sewer is the greatest obstacle, but that will not stand in the way of the proposed road bed. One proposition is to raise the surface from White to Howard street some seven or eight feet. This would pay by the additional basement and cellar room it would give Broadway property in the neighborhood of Canal street. There is some litigation yet to be cleared up before the work commences. But we are assured that before many weeks one of the greatest improvements ever projected for this city will be under way.

A grocery firm, which makes enormous profits in the sale of liquors and cigars, has filed plans to erect a brick store, seven stories high, in Fifth avenue below Sixtieth street. This is not pleasant news to the many customers of this firm who own choice property east of Central Park. If a grocery firm is successful, fine retail dry-goods houses would also be and other stores would follow, to the great detriment of the splendid residence property of that section. It is quite true that Fifth avenue, between Madison square and Thirty-fourth street, is being used for a certain kind of business. Then there is a carriage warehouse at the corner of Forty-second street, while a great furniture establishment is making use of a portion of the Rutgers College property; but Fifth avenue above the Windsor Hotel ought to be kept sacred for residence purposes. A few more stores projected on Fifth avenue east of Central Park might create the revolution so long hoped for by West Side property holders. There is no present danger, at least of stores on the Riverside Drive or near Morning Side Park, and a few capitalists might set the fashion of erecting fine houses, surrounded by grounds, on the high and now unoccupied land overlooking the Hudson.

The outbreaks in France speak badly for the present Republican government. It is really a ministry of mediocrities representing nothing but the capacity to talk feebly. Gambetta, the one leader of France, is excluded from power, and it would seem as if the Republic was about to encounter storms. A mere regime of speeches is not suitable to the French temperament. They demand a leader—an orator it may be, but in any event a person who has a definite policy, and who knows how to make that policy effective. There is no leader now at the head of affairs in France, and there is no policy except that of "drifting." The result is discontent, which threatens serious consequences.

Mr. Forman, the Republican candidate for Comptroller of Brooklyn, and Mr. Darwin R. James, the Republican candidate for Congressman in the Third District, are learning that it is extremely difficult to be with politicians if they are not of them. Mr. James has been a consistent and thorough-going anti-Monopolist and a member of the executive committee of the party. At the same time he has endeavored to be a Republican. The anti-Monopolists endorsed Mayor Cleveland for governor and denounced Judge Folger as Jay Gould's candidate. When Mr. James was recently nominated for Congress, mainly through the influence of Folger's opponents, the judge's stalwart supporters asked Mr. James where he stood in regard to the Republican State ticket and he declared that he was originally for Judge Folger and would vote for the State ticket. All of which is unsatisfactory to some of the anti-Monopolists in the District and has caused the Democrats to assail Mr. James as a sudden convert to Folger. In other words, the charge is that until it was intimated to him that unless he placed himself squarely on record as in favor of the Saratoga ticket, he would be "cut" at the polls; he was opposed to that ticket, but that the threat had its effect and to get into Congress he renounced his convictions. Whatever the facts may be, Mr. James is pestered by the politicians and probably wishes he was out of politics. Mr. Forman's case is different. He is assailed because he will not "weaken." He is a "half-breed." Immediately after the Sara-

toga convention he declared he was disgusted with the whole business and intimated that he would not vote for the ticket. The machine in Kings County is half-breed and hence Mr. Forman was elected as Republican candidate for Comptroller, to rebuke Folger and the stalwarts, quite as much as because he could be relied upon to co-operate with the Mayor. Mr. Forman refuses to retract, and the stalwarts declare that they will "knife him" at the polls. Mayor Low's recent letter shows that he appreciates the desperation of the men he is dealing with, but, as far as can be ascertained, the letter has not had the slightest effect in changing the purpose of Mr. Forman's opponents. All told, the contest in the city of Brooklyn is very peculiar and the election returns may show surprising results.

### My Struggle with the English Parliament.

BY CHARLES BRADLAUGH, M. P.

Editor RECORD AND GUIDE:

So much misapprehension and misrepresentation prevail in the United States in relation to myself and the House of Commons that I gladly avail myself of your generous offer to permit me to place before your readers the true story of a controversy which may have very serious results before its termination, and which is, in some respects, a renewal of the battle supposed to be ended by John Wilkes in 1782, when the House declared that it had violated the rights of the constituencies. I was elected at the general election of 1880 one of the members of the House of Commons for the borough of Northampton, a centre of shoe-manufacturing industry, with a population of about 55,000. Nearly every religious journal protested against my election and several at once declared that I ought not be allowed to sit. Under the parliamentary oaths act 1866 and the promissory oaths act 1868, every member of Parliament must, under heavy penalty, either take oath or make affirmation of allegiance. At that time I believed that I was legally entitled to make affirmation of allegiance. The present Attorney-General and Solicitor-General, the late Justice Sir Henry Jackson, the present Justice Watkin Williams, the Right Hon. John Bright and many other high authorities supported my view. I tried to make my claim to affirm in the quietest and most unobtrusive fashion. On Monday, the 3d May, 1880, the journals of the House state:

"Mr. Bradlaugh, returned as one of the members for the borough of Northampton, came to the table and delivered the following statement in writing to the Clerk: 'To the Right Honorable the Speaker of the House of Commons. I, the undersigned Charles Bradlaugh, beg respectfully to claim to be allowed to affirm, as a person for the time being by law permitted to make a solemn affirmation or declaration, instead of taking an oath. (Signed) CHARLES BRADLAUGH.' And being asked by the Clerk upon what grounds he claimed to make an affirmation, he answered: By virtue of the Evidence Amendment Acts, 1869 and 1870."

Hansard's report shows that when invited by the speaker I added: "I have repeatedly, for nine years past, made an affirmation in the highest courts of jurisdiction in this realm; I am ready to make such a declaration or affirmation."

The matter being referred to a select committee it was decided by the casting vote of the chairman that I was not entitled to affirm and on the 21st May, 1880, I again presented myself at the table, declaring my readiness to do all things required by law to enable me to take my seat. A second select committee was on the 28th May appointed, which committee reported against my being allowed to take the oath but in favor of my being allowed to affirm. On the 21st June, 1880, the House decided that I should neither be allowed to affirm nor take the oath. On my insisting I was arrested and committed to the Clock Tower, but was released after twenty-four hours' detention. On the 2d July, 1880, I was allowed to take my seat on affirmation and I sat and voted and spoke in the House until the 29th of March, 1881, when my seat was vacated in an action brought against me by a common informer secretly indemnified by Mr. Newdegate, by the decision of the court that I ought to have taken the oath. On the 6th April, 1881, I was again re-elected for Northampton, after a severe contest, but on the 27th April, 1881, the House resolved that I should not be allowed to take the oath and on the 9th May ordered that I should be excluded from the body of the House. On the 3d August, 1881, on my presenting myself, I was excluded by brute force, the violence used to me on this occasion resulting in dangerous illness. The House, having formally refused by vote to declare my seat vacant, that is, having voted that I was the legal member, I, on the 21st February, 1880, took the necessary oath and my seat; for this, the House, refusing to hear me in my own defence, expelled me on the 22d February, 1882. On a new election I was a third time re-elected on the 2d March, 1882.

On the 6th March the House, without waiting until I presented myself at the table, again resolved, without hearing me, that I should not be allowed to take the oath. These are the dry facts. My opponents try to justify themselves, first, by saying that I had declared in the House that the oath would not be binding upon me. This is quite untrue. The first statement made by me on this subject to the House was in answer to the Attorney-General. My words were: "Any form that I went through, any oath that I took

I should regard as binding upon my conscience in the fullest degree. I would go through no form, I would take no oath, unless I meant it to be so binding." This I have repeated, over and over again.

It is further urged that I offensively thrust my irreligious opinions on the House in its hearing. I can only requote from Hansard my uncontradicted words at the Bar on the 28th April, 1881:

"I did nothing of the kind. I have never, directly or indirectly, said one word about my opinions, and this House has no right to inquire what opinions I may hold outside its walls, the only right is that which the statute gives you; my opinions there is no right to inquire into. I shelter myself under the laws of my country. This is a political assembly, met to decide on the policy of the nation, and not on the religious opinions of the citizens (cheers). While I had the honor of occupying a seat in the House, when questions were raised which touched upon religious matters, I abstained from uttering one word. I did not desire to say one word which might hurt the feelings of even the most tender (hear)."

It is said that I refused to take the oath and therefore the House only holds me to the logical consequences of my own refusal. But, as a matter of fact, as the evidence of Sir T. Erskine May shows, I had neither declined nor objected, nor refused. I had simply claimed to affirm, making no remark whatever as to the oath. Even if I had refused to take the oath, the House in the case of Daniel O'Connell tendered the oath to him after he had formally refused it. Yet Daniel O'Connell, before the whole House, had declared: "That the oath contained one proposition which he knew to be false and another proposition which he believed to be untrue."

If it be said that my having asked to affirm is to be held to be equivalent to a refusal to be sworn, that can hardly be a true position, for in the case of John Archdale the House directed the oaths to be again tendered to him, although he had claimed to affirm.

The conservatives maintain that they do not desire to keep me out of the House, but only desire to prevent a profanation of the oath. This is absolutely untrue. When they first prosecuted me and sought to ruin and make me bankrupt for penalties, they did so because I had not taken the oath, but had taken my seat on affirmation. So far from it being a question of oath, they have actually this year rejected the affirmation bill, introduced by the Duke of Argyll into the House of Lords, on the ground that the effect of it would be to enable me to take my seat on affirmation. In 1880, 1881 and 1882, the conservatives prevented Mr. Labouchere from bringing forward an affirmation bill in the House of Commons; and in 1881—after Sir Stafford Northcote had pledged himself that such a bill, if introduced by the government, should have fair consideration—he deliberately broke his promise and allowed the very leave for such a bill to be successfully obstructed.

The real question raised in my struggle is precisely that fought out in the case of John Wilkes, *i. e.*: Whether the House of Commons may set itself above the law and may annul the valid election of a member, subject to no legal disqualification, solely because the majority of the members of the House happen to dislike the member returned.

Middlesex re-elected John Wilkes again and again, Northampton has already re-elected me three times and I believe will renew its trust each time I am forced to appeal to it. I am, I believe, with the law on my side. Mr. Gladstone has so declared, in his place in the House, and the Lord High Chancellor has, in writing, made the same distinct declaration against the law the House of Commons has at present in force. But it is said that I damaged my position and committed an outrage on the 21st February, 1881, in administering the oath to myself. I answer that what I then did I had the legal right to do. This my opponents have never ventured to test, though the method is easy. The House of Commons has no power to administer the oath; this, recorded on its own journals, is indeed not disputed; that the statutes do not direct any person to administer the oath, this cannot be denied and that, in two cases, those of Baron Rothschild and Alderman Salamons, each of those gentlemen administered the oath to himself, at the table, just as I did. It is admitted that my election is unimpeachable and that I am now the legal member for the borough of Northampton, yet I am hindered from performing the duty a member owes to his constituents. I am at the present moment recorded in the return book of the House as the member for the borough.

Public feeling has been very strongly expressed in my favor, both by public meetings—of which 200 were held within the last three months—and by petition with 276,000 signatures in the same period. The London journals suppress the reports of these meetings, although they have been far the largest held this year, and then write that no sign is made of public opinion on my behalf. Recently, an extraordinary endeavor has been made to disqualify me from sitting in Parliament under an old law against blasphemy. This indictment will possibly come on for trial or argument before the present paper reaches you. On my side, I have brought an action, nominally against the deputy seargent-at-arms—but in which the House of Commons is the real defendant—in order if possible to test the legality of the resolutions by which I am excluded from my seat. This action, which is defended by the law officers of the Crown, will come on for hearing before the Queen's Bench Division of the High Court of Justice about the end of November.

It is not easy to trace the future of this struggle, except that I will never give way. One man against the House of Commons is heavy odds. Outside the Churchmen and Tories I have little of which to complain. The great nonconformist party has, on the whole, been fair and just in its assertion of my political rights. My enemies have been very unscrupulous and very calumnious, but this is only natural. I shall fight the battle right through, and as I told the House in the last speech I made within its walls: "I have no fear. If I am not fit for my constituents, they shall dismiss me, but you never shall. The grave alone shall make me yield."

CHARLES BRADLAUGH.

### ur Prophetic Department.

ENQUIRER—Anything startling this week?

SIR ORACLE—Yes, I venture to predict that Jay Gould is at the apex of his fame, and that the extraordinary prestige which attaches to his name will be diminished very much indeed, before two years are over.

ENQUIRER—What makes you think so? Has his prosperous craft struck any snags?

SIR ORACLE—Yes, several. The Metropolitan stockholders have so far succeeded in thwarting one of his most daring schemes, that for getting absolute control of steam transit in New York city. The annual election will soon take place, and the Gould interest will lose its present majority of the directors.

ENQUIRER—But even if that should be done, could not the Metropolitan stockholders come to some understanding with Jay Gould?

SIR ORACLE—Possibly, but they would treat with him upon equal terms. They would show that it was possible to make him do them justice. He has been so successful heretofore in doing as he pleased, that no one has dared enter the field against him. Although an extraordinary man, he is not superhuman, and the day is coming when the glamour which surrounds his name will be dissipated.

ENQUIRER—What other snag has he struck?

SIR ORACLE—The Mutual Union people. He supposed that because he purchased thirty odd thousand shares, and made certain agreements with the president, that the Mutual Union would be an ally and not an opponent of the Western Union monopoly. But Messrs. Baker, Moore, Ballou and Fahnestock are all very able men who realize the possibilities of the Mutual Union as a rival to a hated telegraph monopoly. Jay Gould, it seems, has made some arrangement with the Western press by which the New York Associated Press has lost its monopoly of news gathering for the press of the country. The latter, I am given to understand, is ready to join hands with the Mutual Union, provided it will take the field against the Western Union monopoly. Then it is reported that the Vanderbilts are backing Mutual Union, and some fine day it may be announced that the telegraph wires on the various Vanderbilt railway lines may be transferred from Western Union, and operated by its rival.

ENQUIRER—What has all this to do with Jay Gould's future prestige?

SIR ORACLE—A great deal. The control of the telegraph system of the country and the cables that connect it with the rest of the world has been his pet aspiration; it was within his grasp, he seemed to possess it—when suddenly his monopoly is broken, by influences he could not combat. It may be that Jay Gould saw what was coming when he ordered the building of a steam yacht to take a voyage around the world. Whether he goes abroad, or stays at home, I confidently predict, that his sun is declining, and that in the future he will be neither courted nor dreaded as he has been in the past.

ENQUIRER—But, to change the subject, how will the elections go?

SIR ORACLE—The Republicans will be worsted, in New York, Pennsylvania and Indiana. Ben. Butler will poll a great many votes in Massachusetts.

ENQUIRER—What is the prospect in New York City?

SIR ORACLE—There will be something less than a hundred and eighty thousand votes polled, of which Folger may get between fifty and sixty thousand. Mr. Allen Campbell will do much better, but I do not see how he can be elected.

ENQUIRER—And, what about the stock market?

SIR ORACLE—It will be better after the close of navigation; the great crops are bound to tell. The increase of receipts will add to the market value of railway securities and this in time will bring about greater activity and higher prices. But I do not expect to see anything approaching what may be called a "bull" market until after the first of the new year. I anticipate higher figures than those which now obtain, before March next.

ENQUIRER—It is the general impression in the "street" that prices would advance were it not for manipulation, and Jay Gould is charged with exercising a malign influence on prices.

SIR ORACLE—Stuff and nonsense. There is nothing so silly as this attributing every occurrence in the "street" to Jay Gould. He cannot for a whole season put prices up or down. As Judge



Hutchings has well said: "everybody is wiser than anybody," and while Jay Gould, and men like him, take advantage of a "bear" or a "bull" market, he or they cannot create either the one or the other.

ENQUIRER—Speaking of Jay Gould recalls Benner's book again. Where can it be bought?

SIR ORACLE—It is out of print. I know of but one copy in the city, of course there must be others. It was published in Cincinnati by the author.

ENQUIRER—You promised last week to read me some extracts at this meeting.

SIR ORACLE—Well here goes.

"When the period arrives for a panic, any breeze or signal, no matter what reverses the engine, the times take the downward grade, and there is no general recovery until we hear pig iron demanding

'Watchman! What of the Night?'

"This ideal will have been standing out upon the dome of the weather-beaten tower of time, gazing into the dim vista of the future, for five long years of disaster and ruin, waiting for the period foreseen and predicted, when the glimmer of the year 1878 can be discerned in the Eastern horizon, not a meteoric flash which illumines the night with a transient and uncertain glow, but the continued moving radiance which is the forerunner of the full light and glory of a bright noonday, will then exclaim, AROUSE, PIG IRON! monarch of business! come forth from the chambers of thy slumbering silence! the dawn of a new era is at hand! Hogs, corn and cotton fall into line, and start in motion the wheels of commerce, industry and trade.

"The resumption of trade and industry in the year 1878 must go on; the Gibraltar of hard times will be passed in 1877; the mills and furnaces will start up; the price of pig iron, hogs, corn and provisions will be on the advance. Agriculture, manufacture, mining, commerce and finance will begin to prosper; the industries of all this country will be born of new life, and, with our finances upon a sound basis, and a stop put to the enormous importation of foreign goods that we can manufacture ourselves, which will give us the balance of trade, and enable us to keep our gold at home and a general knowledge among the people of the duration of the ups and downs in prices, and when we may expect the return of commercial panics. This country with its 40,000,000 of population, 70,000 miles of railway, and 200,000,000 of acres of cultivated land will prosper, and advance beyond any nation which has appeared in all ages of the world, and the chronicles of its future history, if well written, will rival the stories of oriental imagination."

SIR ORACLE (continuing)—This is rather high flown, but remember it was written in 1875. Instead of a population of 40,000,000 we now have 52,000,000, and instead of 70,000 miles of railway we will have 109,000 by the close of the year. As the price of iron is falling, notwithstanding its increased consumption in railway construction and in the manufacture of tools, it would seem, according to Benner's forecast, that we cannot expect any revival of speculation in stocks or any department of trade. Certainly things do not look cheerful just now in Wall street, and yet the trade of the country is in a sound condition, and there are many factors which ought to bring about a higher range of values. But I will have more to say about Benner's book in another conversation.

Mr. Wm. H. Vanderbilt is shortly to throw open his private picture gallery to the public one day every week. In doing this Mr. Vanderbilt becomes a benefactor to the community in which he lives, and he shows that he does recognize the social function of wealth, which a recent celebrated utterance of his led the country to suppose he ignored. A magnificent picture or a splendid work of art really belongs to the race, for the artist is made by the environment in which he lives and by which he is surrounded. To keep a fine statue or a rare and beautiful picture for one's own private delectation would be an ignoble thing to do; hence in all civilized communities private owners of art treasures make use of suitable occasions when the public can examine them. The rich are often blamed for their ostentation, but when their wealth is lavished in the interests of art and to gratify the sense of beauty no blame can attach to them. We are swift to condemn public men in this country for their alleged misdeeds or incautious utterances, but we ought to be equally prompt in recognizing any disposition of theirs to benefit, educate, or amuse the public. Mr. Vanderbilt deserves one good mark.

The pamphlet which explains the status of the New York, West Shore & Buffalo Railway, really makes an excellent showing. Everything seems to be fully explained, including the exact relations between this company and the Ontario & Western, a matter about which some confusion exists in people's minds. By next February the West Shore Road will be completed to Albany, a couple of months later to Syracuse, and, by the fall, to Buffalo. New York will then have another road to Buffalo, 425 miles in length, that is, 17 miles less than the New York Central & Hudson River Road. When completed it will be one of the best constructed roads in the country and will have many advantages over the New York Central. A new road was undoubtedly needed on the west bank of the Hudson, but the line from Albany to Buffalo, it is

claimed, was not called for by any business exigency. However, this city should not complain, for it will have a new and valuable feeder when this road is completed.

### The United Bank Building.

"Fort Sherman" was very much discussed while it was building and has been very much discussed since it was built.

Most of the discussion has not been in the nature of architectural criticism, however. The building, as the name it is best known by shows, is a monument of other things than architecture and is a convenient text for sermons of various kinds, political, financial, ethical and "sociological," if Mr. Freeman will excuse the expression.

Limiting ourselves, with an effort, to architecture, we may say that the structure is a striking illustration of the old saying that the house that is building looks not as the house that is built. What a Sphinx this edifice was when it was begun and while the basement only astonished the beholder. The rock-hewn piers—only they were not hewn of rock, but of soft sand-stone—gradually grew up until they took to themselves the brackets and then the pilasters and, last of all, the wonderful capitals of the pilasters of the second story, with a keystone strung up between each pair and the cast iron mullions at the sides. And the architects used to stand, spell-bound, as they went by, and look at the building and then at each other and then at the entrance arches and then at the pilasters and interchange expressions of wonder; wonder what the architect meant by it, wonder what made anybody let him do it, and, above all, wonder what he would do next. And still they gazed and still the wonder grew, at what on earth that architect meant to do.

It is difficult to understand, from the appearance of the completed building, the condition of mind into which the basement put the professional beholder. But if the spectator will shut off everything above the basement and try to pre-figure from that what the rest of the building would be, he can arrive at some notion of how and why that basement used to "weigh heavy," as Kinglake says the appearance of a Russian column did in the Crimea, "upon the imaginations of anxious men." Taken by itself, which then was the only way in which it could be taken, the basement justifies the feeling with which it was regarded. There are more outrageous and more vulgar and even more ignorant pieces of architecture in New York, but it is questionable whether there is one more silly. In the first place, there was that robustious foundation and then there were those incredibly helpless and foolish looking pilasters and then there were the iron mullions in the windows in Wall street, which seemed to be put in only to show that iron could be so used as to take up as much room as stone and then there were the fraudulent entrance arches, which are not entrances at all. I remember, when those arches were first visible, looking at the building with an architect who was explaining to me what trouble the architect would have with the management of the stairways in these entrances. It never entered his pure mind that the archways were all a sham, being only bank windows, and that the real entrances were to be little doors underneath, through which people were to enter the building somewhat in the manner of an Esquimaux gaining access to his hut through the snow tunnel.

The architects of the building are Messrs. Peabody & Stearns, and it used to be a favorite theory that they were doing the building in a "limited competition" against each other. Certainly, nothing in the basement seems to have anything in particular to do with anything else and it was hard to see how a basement divided against itself could have any pleasant relations with the building above it.

The building above it is a very good building, although it has nothing to do with its basement. When the architect had arrived at the top of the basement a happy thought struck him and he deviated into architecture. The first two stories, the bad stories, are of brown stone, the next two of brick and brown stone, simple and effective in composition and with a mixture, which indeed the whole building shows, of good and bad detail, and then comes the building proper, a range of simple and powerful brick piers, connected at the top by arches and running through four stories, with an unobtrusive attic above. The fault noted in the Mills Building, that there is no one division of the building of predominant importance, cannot be alleged against this. This middle division dominates and controls the whole composition and is so emphatic, without grossness or exuberance, that it makes us forget even the basement in looking at the building as a whole. It cannot make us overlook the fact, however, that this unadorned strength and simplicity of the great arcade, with a rugged treatment of the broken belt of brown stone which traverses the whole building and marks the springing of the principal arches, would have been far more effective if the single story above it had been elaborated into elegance, instead of being a mere series of square holes in the wall. That this should be left rude while the basement is frittered away so that its rocky surface cannot make it look otherwise than feeble, shows a lack of perception as well as a lack of study and might

almost tempt one to believe that the success of the principal mass may have been a happy accident. A winged heraldic beast, which emerges from the angle of the wall at the level of the springing of the arches, was not so placed without design and was not so designed without intelligent study. Although nearly a hundred feet in the air, it is fully effective, without being overpowering or carved with too evident coarseness; and this of itself is an unusual success. The beast is accounted for, if it is necessary that so dignified and impressive a beast should be accounted for at all, by being made to carry a metal socket, designed with the same spirit and vigor which holds the flag-staff. The treatment of this angle is in every way fortunate. In a perspective view of the building, the lines ascending and converging at this point are emphasized and stopped by the griffin and the eye is carried up along the flag-staff as the culmination of the whole building. From this arrangement it results that although "Fort Sherman" has no visible roof, its misfortune in this respect is less sensibly felt than that of any other tall and visibly roofless building in New York. The spectator can scarcely help having his joke with the basement which in sooth is very bad; and he may more seriously quarrel with the baldness of the attic story; but, unless he is of an ungrateful and apathetic turn of mind, he will recognize the spirit and skill that mark the feature of the building we have been praising, and feel grateful to the architects for giving him something to look at which is new without straining after novelty, and which does not appeal to his admiration upon the sole ground that it is new.

### Over the Ticker.

**D**ISQUIET and dullness are the characteristics of the market. One trouble seems to be the enormous mass of new securities offered. Our railroad system is growing at a vastly more rapid rate than the country. There is not money enough for all the enterprises, and hence, in spite of abundant crops, speculation lags.

**E**XPORTS continue light. We cannot ship corn or meats at present prices, and, though the cotton export is large, the aggregate of what we sent abroad, falls behind last year. Grain must go lower or Europe will not buy. There are no gold importations in sight, and hence speculation halts in Wall street.

**I**T looks like war between Jay Gould and W. H. Vanderbilt. The latter is certainly backing up Mutual Union, and, as is well known, Jay Gould prizes Western Union as the "apple of his eye." Then the acquisition of the Nickel Plate road cuts off the southwestern roads from a new connection east.

**G**EORGE D. Roberts has, it is said, sold out his interest in the Lake Valley mines. This won't hurt those properties, for, although Mr. Roberts is a phenomenon of honesty and virtue, his mining enterprises have, so far, been disastrous to those who in vested in them.

**A**LL the accounts from these Lake Valley mines, by the way, are of the most glowing description, Prof. Silliman heading the chorus of authorized experts; but then people have been sold so often, so very often, that the shares of the Sierra mines may break before they boom.

**T**HE listing of the Lake Valley mines, at the Mining Exchange, will doubtless lead to a great deal of speculation in those properties. All accounts agree as to the amazing richness of the ore; but, then, with few exceptions, rich ore bodies rarely last long. Nature is seldom prodigal. The bullion mines that are the most permanent, and that pay best in the long run, are those of low grade. Your thousand-dollars-a-ton mineral ledges soon play out. Still, these Sierra mines, as they are called, are just the kind with which to make stock deals.

**M**EXICAN CENTRAL bonds have been listed on the Stock Exchange, and the public will be surprised to know that there is 525 miles of the road in actual operation. This is one of those roads which is an immense benefit to the country it passes through, but is a snare to the unwise investor. Judging from the past history of similar enterprises, after the payment of a few coupons the road will be put in the hands of a receiver.

**P**ACIFIC MAIL is said to be booked for a handsome rise when the time comes. The company has got rid of its side-wheel steamers, and now owns a fleet of new staunch propellers that can be cheaply worked. Pacific Coast business has developed amazingly, and those who know, say that the securities of the one steamship company, which has kept the American flag flying upon the ocean, will again become popular in the "street."

**R**USSELL SAGE and Jay Gould have, it seems, had a real quarrel. Sage was convinced that a "bull" movement ought to be started; but Gould persistently sat upon the market. But his recent visit West converted him to the "bull" side. The capture of the Nickel Plate road and the Mutual Union revolt completely demoralized him, and he still continues bearishly inclined.

**T**HE reason for the proposed new Stock Exchange is that seats in the existing board cost \$35,000 or more. This excludes swarms of ambitious, pushing young fellows who wish to become brokers.

**T**HEN, the present Stock Exchange has made a great many enemies, some of them very powerful. A rival that would deal in ten-share lots, charge a lower commission and be open from 9 A. M. to 4 P. M. would secure a large amount of profitable business.

**B**UT the anonymous circular asking subscriptions of \$5,000 for seats in a board to be organized, looks very like an adjunct to real estate speculation. Somebody has a lot of ground on lower Broadway and wants a good price for it.

### A List to Vote For.

Editor RECORD AND GUIDE:

I want some information, and I do not know where to go for it, unless to you. I am of the opinion that 60 per cent. of the voters in New York City do not know any more about the fitness and qualifications of most of the candidates put up by both parties, than I do, and that is just nothing at all. If we vote, we must do so in the dark. I look into our daily papers for information, but they are dumb. What we want to know is, who are the men, safe, true and qualified, we can vote for; who will, if elected, work to pass an amendment to the city charter, giving the mayor power to make all appointments and removals of heads of departments. If you could give us a list, in next edition, which will be in time, you will oblige, J. S. M.

The above is from a well-known bank president. We regret we cannot furnish the list he asks for, were we to try and do so, we would be charged with partisanship and a desire to grind personal axes. If the citizens' committee had declared in favor of charter reform and questioned the candidates for assembly as to whether they would vote for giving the mayor adequate responsibility and authority, they could have presented a list of candidates made up from the several tickets which the friends of good government in all parties could have supported. But the citizens' organization was intent upon the advancement of certain personal interests rather than securing a reform charter for New York. There were certain lawyers who were to have their business advertised; then there were friends to reward and enemies to punish. So the movement has resulted in giving us two excellent candidates for mayor instead of one, when the real object should have been, the election of assemblymen pledged to confer upon the mayor of New York the same authority as that now wielded by Mayor Low of Brooklyn. That would have given our citizens an object worth voting for.

The purchase of the Nickel Plate (New York, Chicago & St. Louis Railway) by the Vanderbilt interest, is another instance of the unwisdom of expecting competition when great corporate interests are at stake. No matter how many competing roads are built, they all finally pool their interests against those of the public, and the latter is eventually forced to support all the unnecessary lines. The Nickel Plate road is 521 miles in length. Its actual cost is about \$25,000,000, but it is stocked and bonded for \$65,000,000; that is to say \$40,000,000 is water. Thus a road has been added which was wholly unnecessary and which will be an additional and grievous tax upon the transportation interests of the country. Instead of competition, in every case we have combination.

The business men of the Pacific coast are bitterly incensed against the management of the railroads connecting California and Oregon with the East. They cannot get a contract for carrying goods from the railroads unless they agree to "boycott" the competing water routes. Merchants are required to agree that they will not ship goods by sea and not even deal with other merchants who receive goods in any other manner than by the railroads. In these contracts are clauses permitting the agents of the railroads to search the merchant's papers, and to impose fines and penalties. Is it a wonder that the business community is indignant when the railroads, having a giant's power, use it as giants?

Henry Prouse Cooper's case is of interest to real estate people. Eleven years ago, Mr. Cooper started a tailoring establishment in lower Broadway, and, after making a good deal of money in his business, he invested in real estate, with so much judgment, that he made a profit of over \$100,000. But he has been declared insane by Drs. Seguin and Beard, and sent to a lunatic asylum. Those who have met him in a business way have not noticed any symptoms of insanity. Dr. Seguin did not seem to suspect that his own wife was insane, yet he decides that Mr. Cooper is out of his mind, after a hasty examination. It is well that the Courts are reviewing this case to see that no injustice is being done a very energetic and successful business man.

## The House.---Its Finishing and Furnishing.

### Two Notable First Class Apartment Mansions.

There are two great buildings now under way in New York, which, when completed, will attract a great deal of attention from all who are interested in improved models of apartment houses. One of these structures is at the corner of Madison avenue and Thirtieth street, and the other on the corner of Fifth avenue and Twenty-eighth street. The Madison avenue building, including the ground, will cost \$600,000, and will be ready for occupancy on May 1st, 1883. The Knickerbocker house on the corner of Fifth avenue and Twenty-eighth street will be ready for its tenants, or rather its owners, in October, 1883. The ground and the building, when completed, will cost very nearly \$1,000,000.

In order to learn some particulars of the novelties to be introduced into these edifices, the writer made an appointment with Mr. Ernest Flagg, who organized the companies that are erecting these fine edifices.

Said Mr. Flagg: "You ought to have called on Mr. Nathan Hobart, who has more novel and useful ideas respecting apartment houses than any one I know of. In the construction of the two houses I am interested in, many of Mr. Hobart's suggestions were followed.

"In what respect," asked the writer, "are these two buildings an improvement upon other great apartment houses, such as the Florence and the proposed Navarro buildings?"

"I don't care," said Mr. Flagg, "to go upon record as criticising other buildings. One point we have kept in view is that every room should look out upon the open air. There is not a single dark or unventilated room, or a light shaft in these great dwellings."

"One feature," said Mr. Flagg, "of our new buildings is deserving of particular attention from those who are planning apartment houses. In the Navarro buildings there will be what is known as the duplex system; this embraces groups of apartments in front and rear, differently arranged. The parlor, library and reception-room are in front, while the kitchen and some of the bedrooms are in the rear; but the distance between the floor and ceilings is higher in the front rooms than in those in the back, which last are so constructed that you descend by a stairway to the kitchen, or ascend by the same means to the bedrooms. This, apparently, is an economy of space, but it is not so in reality, as the ceiling of the front rooms, which cover by far the greater amount of space are unnecessarily high, while in the rear they are too low.

"In the houses we are building, another plan has been adopted which is a real saving of room, besides being very much more popular than either the ordinary flat or the duplex system. In this scheme the suites of rooms are practically so many two-story houses incorporated into a larger one. The first floor of each apartment contains the drawing rooms, libraries and reception rooms, and above are the bedrooms and sometimes the kitchen. While the house is eleven stories high, the elevator touches at only five landings; the tenant or owner of the suite, when he enters his apartments, can pass from room to room, or reach his bedrooms upstairs without using the public hallway, as each suite has a staircase in its private hall. The first story in each apartment is 12 feet high, and the bedroom floor or second story is 10 feet high."

"Please tell me," asked the writer, "how much room a family will have who occupies one of these apartments; will they not miss the ample space of a private residence?"

"Why," said Mr. Flagg, "many of them will have more room than in an ordinary house, only more compactly arranged. Take, for instance, the apartment of Mr. Grosvenor P. Lowrey, who has what is really two suites thrown into one in the Madison avenue house. On his first floor he has a suite of apartments, divided as follows: drawing room, 30x22; entrance hall, 10x35; library, 15x22; dining room, 25x22; private study, 14x14; reception room, 14x17, also a smoking room. All of this great space can be thrown into one hall upon festive occasions. What ordinary private house could begin to afford such a princely apartment? In the Fifth avenue house Mr. Isaac Bell and family will have apartments, the lower floor of which is divided as follows: parlor, 20x22; library, 15x24; dining room, 20x20; reception room, 14x20. There are other rooms on the same floor, and all can be thrown open so as to make one great hall. On the upper floors of Mr. Lowrey's and Mr. Bell's apartments are the bedrooms occupying the same amount of floor space as the rooms below, the ceilings of which are, of course, lower than those of the 'parlor floor.'"

"I notice you use the term tenant and owner in the same connection, what do you mean?"

"These houses," said Mr. Flagg, "are built by two distinct joint-stock companies. Each subscriber is the owner of stock and the holder of a lease, which is practically perpetual. The apartments of the Fifth avenue mansion cost from \$15,500 to 38,000 each, and the Madison avenue house from \$9,000 to 21,000 each. The rent will probably be fixed at 15 per cent. upon the purchase money of each apartment. But this money, or the greater part of it, will be paid back to the tenant or owner in the form of dividends upon his stock. The ground floor of the Fifth avenue mansion is to be occupied by stores, and the two upper stories by reserved apartments, the rent from which will be sufficient to meet taxes and current expenses, besides leaving a good surplus for contingencies. There will also be three floors of apartments for rent in the Madison Avenue house, but the rent from this will probably not be enough to cover the entire necessary expenses of the building. We keep up the distinction between the stockholder and the tenant, for a person may own the stock and not occupy apartments, while all tenants need not be stockholders."

"This seems to be rather a novel way of investing money. It is the dividing up of the ownership of a single house among several persons, now is this quite safe?"

"Some of the ablest lawyers and shrewdest men in the city," said Mr. Flagg, "are among those who have taken stock in these enterprises. The president of the company, who owns the Fifth Avenue mansion, is Mr. R. S. Hone, and among the owners of stock and occupiers of apart-

ments are such men as James T. Woodward, president of the Hanover Bank; Isaac Bell, W. L. Cutting, Chas. T. Reynolds, Nathan Hobart and Prof. Youmans. The president of the Madison Avenue Company is S. P. Lowrey, of the law firm of Porter, Lowrey, Soren & Stone, and the stockholders are nearly all wealthy business men."

"Is there not danger that the property may run down by reason of the present owners selling or renting their apartments to undesirable people?"

"There is a restriction," said Mr. Flagg, "in the leases given by the company against their transfer without the consent of the company, provided, however, that if the holder feel aggrieved by the company's refusal to consent he may demand an arbitration, he choosing one arbitrator and the company another, and they a third if they disagree; these shall decide whether, considering the importance in the case of such an apartment house as the company's, of all its occupants being good tenants whose occupancy will not impair the value of the house, or its quality, or standing as a first-class, agreeable and respectable residence, the company has unreasonably refused its consent and their decision shall be binding."

Mr. Flagg went on to say that the structures were to be of brick with stone and terra cotta trimmings, and are to be absolutely fire proof throughout, with iron beams filled in with brick and hollow brick partitions. The Madison Avenue house was 100x110, and the Fifth Avenue mansion has a frontage on the avenue of 8 feet and 125 feet on Twenty-eighth street. Mr. King, the builder of the Mills and Post buildings, was the contractor, and Mr. C. W. Clinton the architect.

### Waterproof and Watertight Materials.

Many house owners have no clear conception about the difference between waterproof and watertight building materials. Brick and mortar, for instance, may be waterproof—that means water will not destroy them after the mortar is once well set, but they are by no means watertight, as many have found out to their injury during the last unprecedented heavy rain. Even hydraulic cement, which sets under water and becomes there as hard as stone, is not watertight. Hence the disappointment of many who, when they build in low moist ground, have their cellars laid in hydraulic cement, imagining that by this precaution they will exclude the water, or who think that when the arch over a vault in front of a house under the sidewalk is built with hydraulic cement, the percolation of water will be prevented. All these substances are very porous and will act like filters, letting the water gradually through their whole way, be it ever so thick. It is the same with brown freestone and all kinds of sandstone. Marble is and other limestones are more watertight, but they are not as waterproof as brick, as they gradually are dissolved by water, as is proved by all old marble structures exposed to the elements, and which all have lost their sharp outlines. This may be even noticed in comparatively modern buildings, as for instance the fluted Corinthian columns around the main building on the Girard College grounds in Philadelphia, have, at the outside where exposed to the rain, lost their sharp edges, which are still well preserved at the inside where the rain does not strike them.

Granite in this respect is one of the most lasting of building materials, being not affected by water, which does not penetrate as it is not porous, neither does water in the least dissolve it as it does marble. It is, however, not as fire-proof as brick, as experience has proved; brick partition walls and brick fronts resist a fire better and often remain standing when the rest of the whole building is burned out, which is by no means the case with granite, and much less with marble fronts. The only available material to secure cellar and vaults against dampness and the penetration of water is asphaltum. But an interior coating of asphaltum is not enough, as this will come off when the wall is damp; the cellar floor and wall must be built with hot asphaltum in place of mortar, every brick steeped in this material before laid down and a coating of asphaltum applied to the surface. This was done some twenty-five years ago, when the foundation was laid of the Brandreth House, corner of Broadway and Canal street, of which the cellars are considerably below tidewater, and with perfect success, as without this precaution they surely would be constantly inundated. For securing the arches over vaults against percolation of water from above, it is not necessary to build them in this way, but mortar may be used, but on the top of the arch a sufficiently thick layer of hot asphaltum is applied, taking care to give it a slope and side-ward outlet for the water as if it were a roof, then the earth may be placed on top and the arch will not only be waterproof but also watertight.

It may be useful here to point out the great difference in practical value between the genuine natural asphaltum and its imitation, made by boiling down coal-tar, in this way a kind of pitch is obtained which resembles asphaltum, but has not its virtues, as it gradually drains off from the highest places and accumulates in the lowest, and therefore is unreliable. It is especially unfit for a road bed, and the scores of attempts made in this direction in New York and elsewhere have all turned out failures, which were great impediments to the introduction of genuine asphaltum roads, which now at last have been laid down in some of our parks, such as Union square and Washington square.

It is often the case that a solitary house has a very moist cellar wall on one side, and always on the side toward which the natural drainage of the ground carries the water. In such a case the only remedy is to dig up the earth on that side (but in sections so as not to rob the whole wall at once from its sideward support), and then to cover this part of the wall after drying, by exposure to the air, with a coat of asphaltum. We have often performed in this way a perfect cure of this ailment, especially when as an additional precaution the opening made was not filled in with the original moist earth, but with some porous material, such as furnace slugs, coke, coarse ashes, &c., and at the same time some kind of subterranean exit for percolating moisture was given sideward from the house.

We have described the precautions in question in some particulars,

because one of the main causes of unhealthy homes is moisture coming from below, which in itself is far worse than from above, viz.: a leaky roof. This, however, if not corrected in time may transform an otherwise wholesome residence into an unhealthy one, and is one of the objections to having a house uninhabited, as the occupants in case of leakage are quick enough to inform the owner, but when a house is unoccupied damage may go on uninterruptedly, especially in winter, by snow, freezing of pipes, etc. For our part we would rather let a good tenant who did not pay his rent, remain temporarily in a house than turn him out at once, and leave the house unoccupied.

### Household Decorative Items.

—Underlays of crimson, scarlet, or pink plush can be used with great effect in conjunction with decorative Beisek ware and opalescent glass.

—A pretty mirror frame is ornamented by a spray of the passion flower twining around the branch of a tree which projects across the mirror, and is carried to the background of the frame.

—A pond lily in cream and olive flannel, embroidered on the curled edges, is the latest pen-wiper. They are to be seen in the art department of the Ladies' Co-operative Dress Association.

—Pretty china baskets, chariots, small wooden wheelbarrows decorated with hand-painting, and boats with tiny sails, and flags, are used for ornamental flower purposes on "high tea" tables.

—The fashionable arrasene, which figures so conspicuously in embroidery this fall, is now used to decorate the plush frames for beveled mirrors. Designs are worked either in the corners or across the top and bottom, and are exceedingly effective.

—Darning stitch is very much in use now. Designs are worked upon Java canvas in arrasene, and the background is simply darned over quite evenly in a neutral-tinted crewel that may be preferred. This method has entirely superseded the old fashioned cross-stitch.

—The fashionable decoration for towels and napkins is Russian drawn work. The threads are drawn out at regular intervals, and then a design is worked in the interstices in colored threads either in herring-bone, button-hole or chain stitch, or by simply overcasting.

—Artificial ivory of a pure white color and very durable has lately been made by the inventor of celluloid. It is prepared by dissolving shellac in ammonia, mixing the solution with oxide of zinc, driving off the ammonia by heating, and afterward powdering the residue and strongly compressing it in molds.

—The cultivation of needle work as a true art for decorative purposes is a great advance on the Berlin cat, the rice covered boxes and the bead pin cushion. Old Russian houses of the better class sometimes contain veritable treasures of ancient embroidery on linen in the positive reds and blues, yellows and greens, with which all are familiar.

—The wood-work of Senator Pendleton's new house is very handsome, the drawing-room walls are paneled with pale blue raw silk, while the front entrance hall and library have maroon paper. The staircase is a handsome feature, and in the hall is a fire place with an antique window over the mantel. It occupies the lot adjoining Don Cameron's residence in Washington.

—Cincinnati sent a fine exhibit of decorated faience to the Chicago Art Exposition. While there was not a great variety in the color used, the artists were successful in decorating without overloading the work. Some of the newest fancies were a stalk of lilies, or fleur de lis laid across a vase, or a bunch of asters, or a grouping of seashells and seaweeds, the preference has been given, however, to large and showy flowers.

—A new kind of painting on glass has lately been invented by a woman. It is executed on ordinary glass without any preparation. It may be applied to the decoration of windows, vases, dishes, or any glass ware, provided the latter be free from imperfections. It has the merit of standing thorough cleansing with water, and even rubbing with a flannel; and when used for painting windows, while it effectually shuts out an unsightly view, it does not impede the light, being as transparent as the glass itself.

—Combinations of painting and needle-work are used to produce excellent and picturesque effects for hanging, sofa-cushions, chair backs, lamp shades, etc. The figures for example will be painted in Watteau or Kate Greenaway styles, and the ornamentation of drapery, the hair, jewelry and other effects, put in with the needle. A very pretty shade for lamps is made by painting different designs upon squares of colored silk and then uniting the squares by sewing insertions of French lace round them, to which deep lace edging is afterward joined.

—Ex-Secretary Robeson is among the ex's who have the courage of their aesthetic tastes. His house, designed by Baltimore architects, has a heavy pitched roof, the finials of which support huge gilt sunflowers. The crests of the roof are of terra cotta. There is a large pediment gable projection in front and one on each side, and all the ornamentation is terra cotta. The house is of bright red brick, three full stories in height. There is a bay-window on the south side and an oriel window, with stained glass, on O street.

—The Art Magazine for November has a description of Kabyle pottery, their forms and decorations and method of making, which is of real interest. The shape recalls those found in Cyprus. The decorations are mostly geometrical, but the outlines of the vases are often especially graceful. The cluster-pot is common, such as is now made in China for flowers. Art of ornamentation and shapes are undoubtedly of the greatest antiquity. Working in clay seems a constant occupation in Kabylia, all the women of the household engaging in it, and in their villages each family makes the tiles necessary for the roofing.

The Sanitary Engineer gives a list, interesting to housekeepers, of the adulterations contained in the "P. D." mixtures, principally so-called spices. According to this authority, they are all adulteration with not a saving grain of reality.

### On Dits.

Miss Kate Sanborn's "Sunshine" calendar is a brilliant addition to these annual visitants.

The Salmagundi Club will open its fifth annual show at the National Academy of Design, New York, on Saturday evening, December 2, and close on Friday evening, December 22.

Oscar Wilde says the king among edible fish is the red mullet. It is the most to the some of all the finny tribes. The American shad is too boney; salmon is coarse of fibre, except when caught fresh, and even whitebait is too dry.

Anna Dickinson is to be repeated, in the person of a young lady who is to take the Democratic stump. One would suppose that Anna Dickinson's experience of the ingratitude of a republic would have deterred the rest of her sex for a generation at least.

"Bachelor" dinners have been a feature since dinners were known—but this winter young ladies assert the prerogative claimed for them by Alice Cary, of possessing an appetite, and will give farewell lunches to their girl friends, on the eve of matrimony.

In the Battery Park, nearly opposite the old house in State street once occupied by Washington Irving, there was an old elm known as the Irving tree. When the elevated road structure was built, some of the limbs were cut down, but last week saw the end of it, and this old landmark has vanished forever.

Japanese newspapers are printed in squares, and one of these squares being left blank in a recent issue of the *Nichi Nichi Shimbun*, the editor frankly states in the following number that what he had written proved to be wrong, so he took it out, and had not time to fill the space. Fancy a New York editor taking out his own statements because they were "wrong!"

College courtesies as a substitute for hazing, and brutality, are announced as having been exchanged between the Sophomores, and Freshmen of Lafayette, and now Syracuse comes forward and protests that this has been its method of procedure for years. Nor does it stop there—but treats hazers like other riotous persons, and hands them over to the law. This is progress.

Quiz quotes Lady Hardy's opinion of Philadelphia, in comparison with her unfavorable criticism of New York, yet Lady Hardy comes back from Europe, and the antipodes, for three winters in succession, not to Philadelphia, but to the city which she abuses, and stays there. New York is like Mrs. Langtry, opinions differ as regards its beauty and art culture, but all agree that it is "fascinating."

There are certain people and papers that are always worrying themselves because workers do not get more social recognition. Why can they not understand, once for all, that a worker who is good for anything does not want it—that the work itself is better than any pappings on the back from idle people could possibly be. Work is a privilege, and those who can do it well, no matter in what form, do not need pity from anybody.

Mary Anderson has purchased Saunder's life-size crayon portrait, of herself, done by order of Manager McVicker, in Chicago, as an attraction during her four weeks' engagement, which was an enormous success. It represents her as *Julia*, in a beautiful costume of white silk, embroidered and decorated with plumes, which extend from the waist over each shoulder; large white hat with long drooping plumes. Miss Anderson prefers it to any other portrait of herself.

The great publishing house of Harper Brothers is about to build a large printing and publishing establishment in Cincinnati. It is not improbable that its weekly and monthly publications will, in time, be issued from that city. The Harper's publications have now to be dated ahead, so as not to seem stale when they reach the subscribers, and the steady Western extension of the country will eventually force many publications now at the East to take up their abode at Chicago, St. Louis, or perhaps even further West.

Mr. Thomas Burkhard, the well-known coppersmith, of 125 White street, expressed himself as very much pleased with the improvements made in THE RECORD AND GUIDE. He told one of its representatives that no business man could afford to do without it. He regarded it as the best record extant and a real guide to wealth. It gives points of the greatest value and its cautions are always well timed. Mr. B. takes several papers, but THE RECORD AND GUIDE is the only one he reads carefully. It is the best paper he has ever seen.

Men would feel happy over the absence of the old-fashioned anti-macassar, if it had not been succeeded by the still more dreadful "chair-scarf." Men are restless creatures, they wriggle, and twist and work at whatever is within reach with their fingers. The old-fashioned "tidy" was intended to absorb the horrible barber's pomade, which they rub off on the cushioned backs of chairs and sofas, and, as it would wash, it relieved the mind of the housekeeper in regard to the fate of her upholstery. But now the satin and plush, and Turkish embroidery and antique lace are more precious than the more solid materials they cover, and the housekeeper wails, and the unhappy man slams the door on his way to the club more than ever.



## Concerning Men and Things.

[Contributed by an Ex-Editor.]

I had a brief chat with Whitelaw Reid at the Lotos Club dinner, given to Bronson Howard, on Saturday evening last. He said he thought *THE RECORD AND GUIDE* was an interesting and well edited paper, but he queried: "has it not too many ideas?" "Surely," I responded, "a surplus of ideas ought to be a good stock in trade for a newspaper?" "I am not so sure of that," said Mr. Reid. He was probably recalling the time in the early history of the *Tribune*, when Horace Greeley was giving voice to the aspirations of the social reformers and other dreamers who flourished and had their day from 1846 down to the opening of the civil war. Greeley was abused in his time for his "isms" and eccentricities, but in making the *Tribune* the organ of the young, the hopeful and the liberal minded, he gave it a kind of reputation upon which its subsequent great material prosperity was founded.

Horace Greeley's fate was a sad one, and his is another instance of the ingratitude of mankind to their greatest benefactors. He spent his life in advocating the cause of the slave and in demanding his emancipation; but when he was a candidate for the presidency, the colored vote was cast against him unanimously. Mr. Greeley also fought the protectionist battle for the manufacturers of Pennsylvania and New England from the time he first began to edit a paper. No one did more for the iron, cotton and wool manufacturing interests. But in the preliminary October elections, in the fall of 1872, Pennsylvania and New England voted for the rival candidate for the presidency, and decided the issue. No wonder Horace Greeley died insane.

But to return to Whitelaw Reid. He, so far, has been one of the most fortunate of men. A complimentary allusion to Mr. Greeley, in his war correspondence, when he was the "Agate" of the *Cincinnati Gazette*, attracted the attention of the great New York editor. At that time John Russell Young was Mr. Greeley's managing editor, a position he was not competent to fill. Young was a fluent writer, and could compose an interesting article on almost any topic, but he was unscrupulous and wasteful of money, and more intent on advancing his own fortunes than in attending to the interests of the great property placed in his charge. Mr. Greeley had been looking about for a successor, and he offered Mr. Reid a place on his paper to test his capacity. Young, soon afterward, was driven from his place by the Associated Press, whose news he had dishonestly appropriated for a private enterprise of his own in Philadelphia, and Mr. Reid became his successor. Never had a young journalist a more difficult role to fill. The editor of the *Tribune* became a candidate for the presidency, and its manager was placed in a most delicate position. He had to satisfy Mr. Greeley, who was exacting and capricious, and the readers of the paper who were revolting at what they considered the treachery of the once great Republican organ. Then came Mr. Greeley's defeat, his insanity and death. This was followed by a financial crisis, in which there was danger that the paper might pass into the possession of objectionable people. It required great personal tact and address to meet the various critical emergencies through which the *Tribune* passed, from the time Mr. Greeley became a candidate for the presidency down to within a couple of years past. Mr. Reid passed through the ordeal triumphantly and the poor and hard working correspondent of 1864 is to-day a rich, popular, and prosperous gentleman, the undisputed head of one of the greatest newspaper properties in the metropolis of the nation.

I distinctly recall my first interview with Mr. Reid. It was during the session of the Democratic National Convention, which finally nominated Horatio Seymour. I was then managing a political journal, and Mr. Reid called upon me for points. I was struck with the good sense he showed in discussing the situation, and the probabilities of success in the case of the rival candidates. My impression is that he then favored the nomination of Chief-Justice Salmon P. Chase. I little dreamed, at that time, that my interviewer would become in time the practical owner of the New York *Tribune*, for such he is to-day.

Mr. Reid is to be especially commended for his determination not to take part in newspaper controversies. He has been bitterly assailed by rival and envious editors, but with rare self-restraint he has never defended himself. He is quite right in thinking that it is beneath the dignity of journalism for editors of great papers to wash their dirty linen in public. So he followed the scriptural injunction, and, when reviled, reviled not again. I do not think he ever lost cast with the public, by his refusal to ever notice a personal attack. If this were the place to criticise the *Tribune*, I should say that what it lacked was "ideas." There is always danger that the editors who are associated with millionaires, who are themselves prosperous and hand in glove with the well-to-do, may get out of sympathetic relation with the hard-working millions who form the great bulk of the community, and upon whose patronage newspapers depend.

I think I notice the pen of George Alfred Townsend in the extremely interesting melange of personal "Broadway" notes in the Sunday *Tribune*. Townsend is one of the most brilliant and versatile journalists in the country. I think I may claim to have partly discovered him. During the civil war I found him working on a New York Sunday paper, and I offered him a position on a daily journal of which I was then managing editor. He became our war correspondent. It was towards the end of the great struggle, and the only real chance he had was in describing the battle of Five Forks, in which he surpassed all the other correspondents in his brilliant word painting of one of the last engagements before the surrender of Lee. Mr. Townsend subsequently telegraphed from Washington an account of the flight and death of John Wilkes Booth. Commencing at 8 o'clock P. M., he sent five columns of matter in time for the 3 o'clock edition of the paper. It was a marvellous piece of descriptive work, and was much praised by newspaper men at the time. Since then Mr. Townsend has contributed to many journals, and the amount of written matter published over his name has been prodigious. I understand he is to lecture this winter, and I hope he will make a great deal of money by it. When little more than a boy he went to Europe with scarcely any money, but

he managed to make a living in England, by lecturing on American topics. Mr. Townsend is more than a journalist; he has written some admirable works of fiction, and certain of his poems are of very superior merit. His is another instance of the unwisdom of trying to achieve excellence in too many different fields. He would have taken high rank as a poet or a novelist, had he confined his efforts to the higher departments of letters.

## Interesting Inside Facts About the Nickel Plate Road.

A Wall street banker, who is thoroughly posted about the inside doings of the parties who bought and sold the control of the Nickel Plate road, was asked to furnish the facts to the readers of *THE RECORD AND GUIDE*.

"Willingly" he replied. "The newspapers have not had the true inwardness of this matter. A great many people have been disappointed by the consummation of this sale; among others Jay Gould, the contractors who built the road and a number of minor promoters. Gould really expected that he would secure the new road as an outlet to his Western system. He had made an offer which he hoped would have been accepted, but he was outwitted by Wm. H. Vanderbilt, who made the bargain with George I. Seney, the day after Gould started on his Western trip."

"Seney, then, got the best of his associates. He has generally been reputed to be a very religious and philanthropical gentleman, who would not be guilty of getting the best of the public, much less his own associates."

"Mr. Seney," said the banker, "is a gentleman of very peculiar ways and it is he, and not his associates, who generally makes the money when accounts are balanced and the transactions completed. His ways of doing business are exceptional. He has no social relations with any of the men with whom he does business. He is rarely seen on the 'street' and does not visit clubs. Hence he does not know men and has no personal acquaintance with the capitalists with whom he deals. However, he employs persons to keep him posted about the ways and doings of the leaders of the 'street.' His associates of the Nickel Plate road feel very sore and complain that Mr. Seney cared for no one's interest but his own; it was he and not they who made any money. Vanderbilt dealt with him, directly, in the preliminary negotiations and completely outwitted Jay Gould, who supposed he had captured Seney."

## The State of Trade

"There is a lull in trade just now," said Mr. Nathan Hobart to the writer. "Goods are slow of sale; the price of iron is falling off, and altogether the outlook is not as promising as it was at the end of summer."

"To what do you attribute this season of hesitancy and dullness?" he was asked.

"Well," said Mr. Hobart, "business men rather discounted the great crops during the summer, but failed to make allowance for the deficient harvests of the previous year, the effect of which has been felt up to this time. The high price of food crippled the great wage receiving classes, so that they did not have the surplus they would otherwise possess to spend in the purchase of goods. The higher rates for money, and the liquidation in Wall street have sympathetically affected all other markets. We have manufactured rather more goods than the country can consume immediately, and have imported more than our people can buy."

"But some good results will follow this check in speculation."

"Oh, yes. Production has been cheapened. I am quite sure that a house can be built for 10 per cent. less than it would cost three months ago. Builders and contractors of all kinds can now discount the future with entire confidences; there will be no more strikes or advances in the price of material, for food of all kinds is getting cheaper, and this in itself is a substantial addition to the wages of labor."

"But you look hopefully to the future?"

"I cannot but think," said Mr. Hobart, "that we shall have a prosperous year taken as a whole. Good crops, cheap food and clothing, a large emigration, no contraction of the currency, no wars or rumors of wars, in short, all influences, positive and negative, point to an active trade and fair profits in business. I look for a much better feeling when grain is being harvested and the cotton movement is fully under way. But the producers must market their crops, and get their money before they can patronize business houses."

## Valuable Property—Past and Present.

Editor *RECORD AND GUIDE*:

Sir.—Will you please answer through the columns of your paper the following question: Has there been at any time in the history of the city, a period when property, generally, has been higher than at the present time? If so, please state at what time.

H. M. J.

A representative of *THE RECORD AND GUIDE* called on several brokers who are well posted in values, past and present, to get their answers to the above question, with the following result: Mr. E. H. Ludlow said that the value of land was comparative, and, in computing it, there were many things to be taken into consideration. He did not consider property, relatively speaking, as high at the present time as it was in 1836, when our currency was on a gold basis, and a \$1,000 were a \$1,000. At this time (1882), realty ruled at what were then considered enormous prices, but, of course, in the following year there was a rapid decline in the great financial crash of 1837.

Mr. R. V. Harnett thought it might be positively stated that there never was a time in the history of this city when realty, generally speaking, commanded as high prices as at present, and cited the prevailing figures for business property, well-located lots on Lenox Hill and Harlem in proof of the same. Mr. Harnett went on to say that, of course, there was some property that had fallen off greatly in value, such as that located on the Riverside Drive and the Boulevard, but in these latter avenues, he had no doubt the decline would prove only temporary, and that he looked for a very decided advance in the near future.

## Real Estate Department.

There has been but little doing in the Exchange Salesroom during the present week; for two days, in fact, there were no sales whatever. But there has been very great activity outside of the auction room; business at the Register's office has been unusually heavy in the number of transactions and in their magnitude. Election week is usually a dull one on 'Change, and so there will not be much property offered at auction until Thursday next; but from that time until the end of the month the leading auctioneers will be kept more busily employed. The most noticeable feature in the market is the firmness at which figures are held.

The destruction of the Park Theatre and the adjoining buildings will leave a vacant space on Broadway, which should be taken advantage of to erect a really noble structure. It is a pity that Broadway, from Union square to Madison square, was not widened twenty-five years ago. It is too late to do this now, as the buildings are too valuable to be removed, nor can the travel in that part of our great thoroughfare ever be relieved by the opening of any side street, it is too late for that also. It follows that any store property in this neighborhood will increase in value for the next quarter of a century. If all the ground covered by the late fire could be secured in one block, it would furnish room for a splendid structure, with stores in front on Broadway, and a theatre or hotel in the rear.

The proposition to change the method of valuing and selling realty in New York, from the 25x100, or city lot standard, to so much per square foot, does not seem to meet with much favor. Computation by square feet is quite common in Europe, and in certain portions of this country, notably Chicago and Boston. But it is contended that the old system has become so thoroughly established in the metropolis, that any decided effort to make the change would meet with great opposition. A prominent Pine street broker said, this week, that "Any change bringing about so radical a departure from the present method of measuring ground, would inexplicably confuse matters for a long time, and, for his part, he had yet to see any good reason advanced for such a change."

The annexed table of projected buildings presents some interesting features to New York owners of realty. The comparison is between October of this year and that of last year. The number of buildings has increased, and the estimated cost, which was less than three million last October, is over five million this October. It will be noticed that the increased expenditure is below Fifty-ninth street and west of Central Park. On the West Side, proper, nearly \$400,000 worth of improvements were projected for the past month against \$60,000 for last year:

	1881. October.	1882. October.
Number plans.....	98	129
Total No. buildings embraced.....	246	283
Estimated cost.....	\$2,908,300	\$5,020,736
No. south of 14th street.....	9	18
Cost.....	\$118,500	\$353,950
No. between 14th and 59th streets.....	34	57
Cost.....	\$771,700	\$1,768,265
No. between 59th and 125th streets, west of 8th av.....	6	21
Cost.....	\$60, 00	\$393,500
No. between 59th and 125th streets, east of 5th av.....	102	107
Cost.....	\$1,206,500	\$1,803,500
No. between 110th and 125th streets, 5th and 8th avs.....	13	2
Cost.....	\$162,000	\$34,000
No. north of 125th street.....	39	35
Cost.....	\$428,800	\$531,850
No. Twenty third and Twenty fourth Wards.....	43	43
Cost.....	\$159,550	\$110,673

Contracts between landlord and tenant cannot be too explicit. A suit to recover damages caused by a falling wall was brought by a tenant in the Marine Court, but the case was decided against him, owing to the "absence of any covenant to repair on evidence that the defect existed when defendant leased the property to plaintiff."

On Tuesday the Board of Aldermen passed resolutions permitting Wm. Noble to erect six ornamental lampposts and lamps opposite the apartment buildings on the Southwest corner of Seventh avenue and Fifty-seventh street, and directing the New York & Harlem Railroad Company to erect, at its own expense, a retaining wall, surmounted with a coping and iron railing along each side of its track upon the land owned by them between One Hundred and Fifty-sixth and One Hundred and Sixty-second streets, in the Twenty-third Ward, the work to be completed by May 1, 1884, also a resolution directing the Commissioner of Public Works, notwithstanding objections of the Mayor, to take immediate measures for opening and keeping open constantly, the mains leading to and from the Murray Hill reservoir at Fifth avenue, between Fortieth and Forty-first streets, in order to maintain therein a full head of water and constant supply therefrom equal to its greatest capacity, and referred to the Committee on Public Works a resolution permitting the trustees of the Temple Emanuel to lay a concrete or asphalt pavement in Forty-third street, from east crosswalk at Fifth avenue to a point 225 feet east of Fifth avenue, the cost not to exceed \$1,000, to the Department of Public Works, and the cost above \$1,000 to be paid by said trustees.

During the past week some very important sales of real estate were placed upon record in the Register's office, among which are the following: Broadway, Nos. 5, 7, 9 and 11, and running through to Nos. 5, 7, 9 and 11 Greenwich street, by the Manhattan Railway Company, to James Steen, for \$430,000, and resold by Steen to Dumont Clarke for \$450,000; Nos. 177 and 179 Broadway, five-story stone front office buildings, to Germania Fire Insurance Company, for \$175,000 each. No. 177 was sold at public auction in April last for \$125,000; the same company has also assumed title to No. 10 Cortlandt street, paying therefor \$100,000; Wall st. No. 12, five-story stone front office building, sold to trustees for John J. Astor, for \$300,000. Greenwich street, southeast corner of Chambers street, three five-story brick stores, to John S. Martin, for \$165,000; Warren street, No. 8, for \$63,500; Broome and Wooster streets for \$115,000.

The eight lots on the Seventh avenue Boulevard were sold yesterday to Mr. S. H. Hurd, at the following figures: Four lots corner One

Hundred and Twenty-third street brought \$29,500, and four lots corner One Hundred and Twenty-fourth street brought \$30,500.

Messrs. A. H. Muller & Son will sell on Wednesday, November 8, some choice improved property, comprising the four-story brick dwellings on the northwest corner of Gramercy place and Twentieth street, a four-story house on the northeast corner of Fourth avenue and Twentieth street, and the four-story brown stone house on the southeast corner of Lexington avenue and Fifty-second street.

On Friday, November 10, Bernard Smyth will sell, by order of James D. Fish, Esq., a number of parcels of valuable realty. The improved property is located on Grand and East Seventy-second streets, and the southwest corner of Fourth avenue and One Hundred and Twenty-ninth street. The lots which are situated on the southeast corner of the Boulevard and Sixty-second street, Ninth avenue, southeast corner of One Hundred and Eighteenth street, and One Hundred and Seventeenth and One Hundred and Eighteenth streets, east of Ninth avenue, will doubtless bring out much competition.

### Gossip of the Week.

There has been considerable activity in Fifty seventh street lots at private sale during the past week at advancing prices, and for improvement. Mr. John H. Deane has sold the plot of ground on the northwest corner of Fifty-seventh street and Seventh avenue, comprising six city lots, and upon which a magnificent apartment house is to be erected; the same gentleman has also sold the two lots, 42x100, on the north side of Fifty-seventh street, commencing 250 feet west of Sixth avenue, and adjoining the new Baptist Church now in course of erection, to private parties, for about \$50,000, and they will commence at once the erection of two fine private dwellings. Mr. W. H. De Forest, it is reported, has sold his two lots on the north side of Fifty-seventh street, 400 feet west of Fifth avenue, for about \$135,000. T. E. D. Power has sold two lots on the north side of Fifty-seventh street, between Ninth and Tenth avenues, for \$16,000.

The old church property on the south side of Twenty-eighth street, west of Broadway, 50x100, has been sold for \$100,000.

W. F. Corwith has sold two lots on the southwest corner of Norman avenue and Newell street, 50x95, for Charles T. Grosjean, trustee to F. W. Wanlmacher and M. L. Antonius, for \$2,800, and upon which they will build stores and dwellings.

Anthony Smyth has purchased four lots on the north side of One Hundred and Twenty-sixth street, 350 feet west of Sixth avenue, for \$31,000.

G. H. Canis has sold the two four-story brick flats, with stores on the west side of Eighth avenue, between One Hundred and Twenty-third and One Hundred and Twenty-fourth streets, for Jacob Jenny, for \$40,000, and two lots on the south side of One Hundred and Sixteenth street, between Seventh and Eighth avenues, for \$12,000, to Messrs Deane & Chamberlain.

Messrs. Maclay & Davies have sold the four-story high stoop brown stone dwelling No. 16 East Seventy-fifth street, 24.11x60.4x102.2, to Mrs. Mary E. Pentz, wife of Archibald M. Pentz, President of the Cotton Press, for \$55,000.

John Coar has sold the four-story dwelling No. 136 West Fifty-eighth street, 16 feet front, to Mr. E. W. McClave, for \$38,000.

Messrs. Lewis & Harris have sold for B. Havanagh another of his four-story high stoop brown stone dwellings, being No. 50 East Eighty-third street 18x55x102.2, with an extension, to A. V. Meeks, for \$31,000.

Messrs. John Graham & Sons have sold the four-story dwelling, No. 126 East Seventy-second street, 20x60x102.2, with a two-story extension, to John Daniell, for \$41,750.

A. W. Lobdell has sold, for Clara Vredenburgh, the four-story high stoop brown stone house on the south side of Twenty-ninth street, 80 feet east of Lexington avenue, 20x54x93, to Robert Hutcheon, for \$17,000, and for David McCure, the three-story high-stoop brick house, No. 147 East Eighteenth street, to Margaret Roberts, for \$15,000.

Messrs. Butler & Matheson have sold, for John B. Smith, the old four story brick building, No. 383 Broadway, 22x81, to R. S. Clark, for \$84,000. Mr. Smith purchased this property on April 12, for \$66,000.

The McManus Brothers have sold the Atlantic and Pacific apartment houses, situated on Ninety-first street, between Lexington and Park avenues, for \$65,000 cash, to a new investor in realty. They are five-story brick fronts, trimmed with stone and terra cotta, and are each 27x86x102.2.

The contract for the sale of Terence Farley's last three houses on Seventy-fifth street, between Madison and Park avenues, to an investor, will probably be signed by Monday next.

### Jersey City Realty.

A representative of THE RECORD AND GUIDE recently called on Frank Stevens, of Jersey City, to ascertain the state of the real estate market in that city. Below will be found a summary of what Mr. Stevens said:

"Real estate in Jersey City is beginning to 'boom'; there have been number of important sales recently, of both improved and unimproved property. Capitalists and speculators would do well to give a little attention to our sales, as improved property can often be purchased at prices that yield an income of from 10 to 15 per cent. There are lots in close proximity to the steam and horse cars that can be purchased for from \$200 to \$1,000, and on which small houses can be erected at a cost of from \$700 to \$3,000, and in my opinion the people at large will not be slow to take advantage of these inducements in preference to residing in tenements. People are likely to be deceived in the value of and demand for Jersey City realty by the sales sometimes held at the New York salesroom. The only way to dispose at auction of our real estate is to hold the sales directly on the premises. I confidently look for a steady advance in prices of both improved and unimproved property in all sections of Jersey City. Among the recent auction sales that I have held I may mention as in some way reflecting the activity in the market, the sale of a large number of building lots fronting on Montgomery and Church streets, and Baldwin and Summit avenues, at from \$395 to \$800 each, and on which a number of small houses will be erected; a number of lots adjoining the Jackson avenue

station of the Newark & New York Railroad, at from about \$700 to \$1,100 per lot, and on Tuesday last of eight lots on Hancock and Cambridge avenues, between Hutton and Griffith streets, for a total of \$2,237.

### Out Among The Builders.

Messrs. Pugin & Walter have the plans in hand for the erection of a three-story cottage, in the Queen Anne style of architecture, at Irvington. It will be 45x56, and the owner, Mr. H. H. Cannon, intends to have everything done by days' work.

R. Napier Anderson has the plans under way preparatory to the alteration of the premises, No. 28 Broadway, into a first-class office building. It will be five stories high, 27.9x208, running through to New street, and contains sixty offices, with conveniences. Cost, \$40,000.

Anthony Smyth will erect a row of five brown stone private residences on the north side of One Hundred and Twenty-sixth street, commencing 350 feet west of Sixth avenue.

James Renwick has the plans in hand for the erection of two cottages, in the Queen Anne style, at Seabright, N. J. They will be 30x40 each and the owners, Mr. George Kobbe and Mr. J. Bryant Lindley, expect to expend about \$7,000 each.

It appears that a new extensive apartment house is finally to be erected on the south side of Twenty-third street, between Seventh and Eighth avenues, by a co-operative association to be known as the Chelsea apartment house. The location is that formerly occupied by the old armory that was destroyed by fire and of which we have spoken several times in this column. The apartments in this building will be divided into suites of from three to nine rooms and the architects are Messrs. Hubert, Pirsson & Co.

The Mutual Life Insurance Company are about to erect an extensive office building on the plot of ground formerly owned by the United States Government, on Nassau street, and occupied by them as a post office, but as yet they have not decided on any definite plan nor as to what architect they will employ.

Thomas Osborne will soon commence the erection of an eight-story and basement apartment house, 54x96x104, on the north side of Seventeenth street, commencing 281.6 west of Second avenue. The front will be of English red stone elaborately carved and trimmed, while the interior will be fitted with the latest modern conveniences. Mr. Osborne proposes to have all the labor on this structure done by day's work, and will expend, including the cost of the ground, at least \$165,000.

John Sullivan will build two five-story brick flat houses, trimmed with Ohio stone, on the plot of ground on the north side of Seventy-fifth street, 325 feet east of Second avenue, 40x102.2.

D. & J. Jardine have the plans under way for the alteration of Mr. G. C. Scheier's house, No. 116 West Twenty-third street, into a store building.

A syndicate will erect a very extensive office building, on the plot of ground known as Nos. 5, 7, 9 and 11 Broadway, and Nos. 5, 7, 9 and 11 Greenwich street, 162.4x200x151.10x170.8. The plans have not yet been determined upon, but will probably include accommodations for a new Stock Exchange.

A large apartment house, 75x100, on the Home Club plan is soon to be erected on the corner of Sixth avenue and One Hundred and Thirtieth street.

R. S. Clark proposes to tear down the old brick building, No. 383 Broadway, and erect an office building to be joined on to his other building on the northwest corner of Broadway and White street. It will be fitted with an elevator and other conveniences.

### The West Side Association.

A special meeting of the West Side Association was held at the rooms of the Association, 1205 Ninth avenue, last Saturday evening, on the report of Morningside and Riverside Parks. Mr. Olmsted, the President, presided. There was an unusually full attendance. General Viele offered a resolution expressing regret at the death of Edward Clark. Mr. Olmsted then gave an extended history of the improvement of Morningside Park, and the difficulties encountered in the undertaking. He stated that Mr. Mould's design for the easterly avenue of the Park was approved at the last meeting of the Park Department, and that a large force of men was now at work on Morningside avenue, which would be graded within a year. He characterized it as one of the finest avenues in any city in the world, which it undoubtedly will be when completed.

A special committee was authorized to be appointed to hasten the improvement of both Morningside and Riverside Parks.

The President, as chairman of the Committee on Laws and Legislature, also reported progress on Land Transfer Reform, saying he had concluded, after much study and deliberation, upon the details of a plan of reform, which would be promulgated during the winter.

A report by Mr. Cammann followed on building operations on the West Side, and shanties, which latter the association are still engaged in removing.

Mr. Cyrus Clark gave an amusing description of the advertisements on the roads in Morningside Park. A committee was appointed to wait on the Park Department with reference to them. After a general denunciation of the condition of the city departments and of the affairs of the city generally, the following resolutions were offered by Mr. Olmsted and unanimously adopted:

Whereas, Neither of the political, or so-called reform parties, of this city have suggested or advocated any principles or purposes looking to a reform in the administration of our city affairs;

And, whereas, The election of any candidate without his being pledged to such reforms, will not be likely to accomplish anything towards securing them, therefore,

Resolved, That this association will prosecute municipal reform in this city for the following objects:

1. The election of a Mayor at a time when no other election is held.
2. Single heads of the public departments.

3. Heads of departments to be appointed and removed by the Mayor at will.

4. A board to control the expenditure of money for city purposes, the majority of whom shall be citizens without other office.

5. A modification of the present law relative to the powers and duties of the Board of Aldermen.

6. The removal of the Mayor at any time by the Governor, for malfeasance in office or criminal neglect of duty.

Resolved, That this association deems itself to be permanently pledged to the above mentioned reforms, and that it will advocate the supremacy of any party in this city committed to their accomplishment.

Resolved, That after the November election, suitable bills be drawn for the action of the next Legislature giving to the city such reforms, and that this association take measures to secure their passage.

Resolved, That copies of these resolutions be sent by the secretary of this meeting to the candidates for the Mayoralty in this city, requesting a reply whether they are or are not in favor of the proposed reforms.

A large number of new members were proposed, and the meeting, which had been a very interesting one, adjourned.

### Notes and Items.

A new school house is building at St. Paul, Minn., to cost \$31,000.

A new hotel is to be built at once at Long Branch, N. J., to cost \$300,000.

Washington, Fayette County, Ohio, will erect a court house, to cost \$100,000.

New structures of over a quarter million dollars in value are being erected in Philadelphia.

The increase in steel production in this country for ten years is from 160,108 tons in 1872 to 1,778,912 tons in 1881.

The Illinois Central Railroad will soon erect a depot to cost \$500,000 on the site of the old one burned in the great Chicago fire of 1871.

A new theatre, to be called Gray's Opera House, will be built at the junction of Broadway and Fourth street, Brooklyn, cost, \$50,000.

While there is no boom in Chicago, real estate property is strongly held. Another music hall is to be opened corner of Jackson street and Wabash avenue.

The good citizens of Pittsburg are decidedly opposed to rapid transit, as conclusively shown in a large meeting of citizens, who earnestly protested against it.

San Francisco still lives. The cost of repairs and building, for the month of September, was over \$450,000, a marked increase over the preceding month.

The Montauk Block, a ten-story office building in Chicago, is pronounced by the Chicago Tribune as the most extraordinary example of masonry so far produced in the West.

The Board of Trade, of Philadelphia, is making a vigorous fight against the overground poles and wires. It is doing its best to force the Western Union to comply with the law.

The daily production of the Minneapolis flouring mills is 18,600 barrels. The receipts of wheat have been 116,000 bushels per day, and the shipments of flour nearly 16,000 barrels.

Over three millions is the amount stated to have been invested in buildings in Detroit, in the past year, and over fifteen hundred business blocks and residences were added to the city.

The shipment of dressed beef from the Western to the Eastern markets is becoming general among the Chicago dealers, and an order has been issued for the building of 100 refrigerator cars.

The fire insurance companies have advanced rates in Chicago from 10 to 25 per cent. This is not because of any unusual number of fires, but because present rates do not pay expenses.

The growth of bee culture is reaching enormous proportions, as shown by the fact that only \$1,000,000 was invested in 1870, while in 1879 the profits were estimated at \$16,000,000 in the United States alone.

Several of the wharves in Boston have been enlarged, among others the famous India Wharf. Within two years wharf property has been highly esteemed in Boston, as the commerce of that port has increased very greatly.

The real estate outlook in Chicago shows a decline in speculation, but there are signs of a healthy return to solid business principles. The aggregate of sales for September was \$400,000 in excess of the same month last year.

The number of real estate sales in San Francisco for the month of September was 193, of the value of \$1,059,609. There continues to be a strong demand for good, first, second and even third-class business properties. The demand is in excess of the supply.

Detroit is making a praiseworthy move for the pleasure and convenience of her citizens; plans and estimates have been made for a drive 50 feet wide, flanked by a row of trees on each side and a 6 foot sidewalk. This will be the grand Boulevard of the city.

The total number of new buildings erected in the cities of Washington and Georgetown during the year is 632; 77 frame buildings outside the fire limits; against 623 and 57 respectively last year. Half a million dollars more expended in building than last year.

The government disposed of 8,650,219 acres of land in 1879; 9,166,918 acres were sold in 1880; in 1881 the sales reached 10,759,107 acres; the aggregate of sales up to June 30, 1882, was 15,699,849. The total sales have not doubled since 1879, but they have increased almost six-fold in the South.

In 1870 there were 12,505,923 persons engaged in agriculture, manufactures, the professions and home and foreign trade; in 1880 the number had increased to 23,160,000. It thus appears that while the growth of population between 1870 and 1880 was only a little over 30 per cent., the increase in the number of persons employed was more than 85 per cent. In manufactures the increase was 93 per cent.; the professions, 77 per cent.; farming 81 per cent. Of the 23,000,000 persons engaged in active employment, full seven-twelfths are tillers of the soil.

## The Quacks Defacing Morningside Park.

NEW YORK, November 2d.

Editor THE RECORD AND GUIDE:

I beg to call the attention of the Park Commissioners, through your columns, to the fact that the advertising agents of the different quack nostrums, panaceas, etc., are disfiguring all the rocks on the east side of Morningside Park by painting their names and other devices on the same. Now, as work has at last been resumed on the Park, nothing should be allowed there that will, in any way, disfigure the premises or delay the completion of the improvement.

A SUBSCRIBER.

## Free Lecture Course.

The Association of Master Plumbers, of this city, announce the following series of lectures under their auspices during the ensuing season, at Steinway Hall:

November 2, "The Air in its Relations to Health" (Illustrated), by Prof. Chas. F. Chandler, of Columbia College; December 5, Dramatic and Musical Entertainment; January 9, "The Almighty Dollar," by Rev. William Lloyd, pastor of Central Congregational Church; February 6, "No. 26 Daydream Avenue," by James C. Bayles, editor of the *Metal Worker*; March 1, "The Glory and the Shame of New York," by Rev. Howard Crosby, Chancellor University of New York.

## Houses in the Air.

What remains of the eleven-storied houses of old Edinburgh is looked at with wonder by tourists, who have found one of equal height in Genoa, and some of seven, and even nine stories in Paris, which are now being copied in New York, but London, supposed to be conservative in the matter of height in buildings intended for residences, has just finished a block of houses fourteen stories in height, putting antiquity quite in the shade.

The towns of Suffolk County have increased their assessment rolls as follows: Easthampton, \$12,539; Southampten, \$187,059; Shelter Island \$13,100; Southold, \$62,910; Riverhead, \$25,300; Brookhaven, \$65,866; Smithtown, \$11,235; Islip, \$85,518; Babylon, \$36,285; Huntington, \$17,550. Total increase, \$517,374, being mostly on railroad property.

The Jonathan Horton farm, at Baiting Hollow, was sold at auction recently. Warren Hulse purchased thirty acres of woodland for \$170. N. W. Talmage purchased seventy-five acres of cleared land for \$2,880; a third parcel of cleared land, comprising sixty acres, was sold to Harriet N. Brown, for \$2,600, and a two acre plot passed to William E. Barber for \$300.

## James G. Blaine's Splendid Washington House.

The most striking house at the west end of the city of Washington is the new residence of the Hon. James G. Blaine. It stands clear from all other structures, a massive pile of red brick, and at first sight would be taken for some public building by a stranger. The exterior of the mansion is in striking contrast with all the neighboring houses. Built of plain, pressed brick, the only ornamentation attempted is variations of the same material in the form of black lines and terra cotta. The latter is displayed in original design about the main entrance on Twentieth street. On Massachusetts avenue is being erected an elegant porte cochere of artistically wrought iron work. The house is of full three stories, with basement and attic floors. Entering by a substantial flight of brown stone steps one reaches a solid oak double door, carved elaborately, yet with no superfluous or showy ornamentation. The entrance hall is in keeping with the promise of the portals. A floor of variegated wood supports magnificently proportioned oak pillars, which in turn support a ceiling paneled in the same substantial material. The walls are also wainscoted in oak. To the right is the reception room, finished in black walnut, with elaborately carved mantel, framing an old-fashioned looking fire-place, furnished with andirons and artistically mounted hearth. On the left is a companion room, the parlor, leading to the drawing room and library—all en suite—finished in Honduras mahogany, the latter lined breast high with book-cases, covered with carved work. A butler's pantry beyond the library opens to the dining-room, with an intervening dumb-waiter of the proportions of a moderate-sized elevator, and running clear to the roof. The dining-room, with a capacity to seat but a select gathering, and obviously intended for no state occasions, is also finished in mahogany.

Along the rear of the house, overlooked by the windows of the three last-named rooms, is a capacious verandah. All the floors on this level are formed of the same woods as the hall. The doors are made to slide into recesses in the wall, and respond to the touch of a child, so well balanced and adjusted are they. Every door and window in the house is connected with an electric indicator, in effect forming a complete burglar alarm. Electric bells and speaking tubes traverse the house in all directions. A magnificent carved oak stairway leads by an easy ascent of seventeen steps, eight feet wide, to a landing, with a divided short return of six steps.

The upper hall is graced with oak pillars of as elegant but less elaborate design as those below. The principal room on this floor is Mr. Blaine's chamber. Leading from this chamber, which, as are all on the floor, is finished in poplar wood, is a bath room, which certainly equals anything of modern model. Five fine large rooms comprise the family and guests' chambers on this floor. In the rear are other rooms, intended for the use of servants. On the floor above are a number of well appointed bedrooms, together with a large cedar closet for furs, etc., and in the attic tier is contained still another set of rooms, less in number than on either of the other floors, but all finely fitted up. In the basement is found a large billiard room under the library, and of the same size—about 20x25 feet. Near to this is the smoking room. Across the spacious hall is a kitchen, laundry, and other domestic offices, all fitted up with the latest modern appliances. Altogether there are about twenty-five rooms in the mansion. The cost was at first estimated at \$40,000, but has been increased by frequent alterations at Mr. Blaine's suggestion until the final accounts will probably exceed that sum by 100 per cent. Mr. Blaine desires to be put in possession of his new property by the first of December, and those having the matter in charge hope to be able to finish by that time.

## Electric Lighting in New York.

For some time, the United States and the Brush Electric Light companies have been illuminating portions of the upper part of the city, while now the lower portion is commenced to be illuminated by The Edison Electric Light Company, which for the last year and a half has been preparing to light up its first district, bounded by Spruce and Wall streets, Nassau street and the East River. In summer the advantages of a light which does away with heat and gas odors, and does not vitiate the air as

gas does, are not so easily realized as when more light is needed, and the doors and windows are carefully shut. The electric light is perfectly pure, pleasant to the eye, and so much like gas in color that when covered by a ground glass globe no one can tell whether it is gas or electricity. It is perfectly steady, and has none of the flickering sometimes due to the weakness of the engine which drives the dynamo. The powerful engines at the Edison Station, in Pearl street, run without the slightest jar, for the engine-shaft is connected directly with the dynamo, thus doing away with the belt to which in former experiments could be traced most of the unsteadiness in the light. This is one reason why the six enormous dynamos for 1,250 lights apiece have each an engine as part of the dynamo. There is now running, in the Pearl street station, one dynamo, the current from which is sent to wherever the men are at work joining the street mains to the house mains, so that the lights can be tested as the work goes on. At any time after this week the houses having their lamps and meters in can use the light. It is stated that Mr. Edison is delighted with the results of his two years' work, and is studying out any obstacles which may present themselves.

As a result of the completion of the Edison system some of the persons who have introduced the new light have sent to the gas company, which has been supplying them with gas, and requested that their meters be taken out and their "meter deposit" returned, with interest. In some instances the deposit has remained with the gas company for twenty-five years. The receipt given by gas companies for such deposits stipulates that interest shall be paid, and many old receipts call for interest at 7 per cent. The opportunity of ejecting the gas-meter and closing up accounts with the gas company seems to give as much pleasure to some persons as the prospect of getting the electric light.

The workmen in the employ of the Edison Company are making connections between street and house mains at the rate of about twenty-five a day.—*Exchange.*

## Electric Lighting in London.

The London streets lighted by electricity are divided into three districts and assigned to the Brush, the Siemens and the Lontin systems. The Brush Company employed thirty-three lamps in lighting their district; and the cost for one year was \$7,050. Of this amount \$3,300 was for lighting, the balance being for works. The Lontin system was represented by thirty-two lamps. The cost was \$14,650, of which \$7,300 was for the lighting alone. The Messrs. Siemens Bros. employed six large lamps and twenty-eight small ones, at a total cost of \$18,600, \$11,350 of this amount being for lighting.

The conductors used by the Brush Company were laid in four-inch cast iron pipes beneath the footways; those of the Lontin Company in wooden troughs; and those of the Siemens Bros. in iron pipes, as in the first case.

The Brush Company utilized the lamp posts for supporting their lights. The centre of the globes was 15 feet from the pavement. Most of the Lontin lamps were placed on iron standards designed for the purpose, the centre of the globes being 17 feet 3 inches from the pavement. Of the Siemens lamps, the smaller ones were placed on iron columns 21 feet in height, while the larger ones were attached to iron trelliswork standards, 80 feet high.

The result has shown that for public thoroughfares, uniform distribution of light, generally speaking, best meets the public requirements, and this can be most successfully obtained by small lights at small distances apart. Powerful centers of light, at long intervals apart, give intense brightness with deep shadows in their immediate vicinity, and distribute the light very unequally over the areas assigned to them; tested by this principle the excess of light given by the electric lamps was much less valuable than might be supposed.

The area lighted by each electric lamp averaged about 1,015 square yards, while about 222 square yards were lighted by each gas lamp.

As to cost in the Brush district there was a slight difference in favor of electricity; in the Lontin district the electric light cost about twice as much as gas, and in the Siemens district about three and three quarter times as much. Under the Brush contract the company were paid only about 27 cents per lamp per night. The Brush lamps cost 35 cents each last year, and under the present contract the company receives 70 cents per lamp per night. The commission have made arrangements with the Brush Company for continuing the lighting of their district for another year at a cost of \$4,000.

## One Good Alderman at Least.

In elections for municipal officers all good citizens should throw party ties aside and vote for the best men nominated. At the coming contest on Tuesday next every property owner and tax payer should see well to the record of the candidate for whom he casts his ballot for the important office of Alderman. In the Twenty-first Assembly District Mr. David De Venny has been nominated for this office. Mr. De Venny has been identified with the real estate interests of this city for a period of twenty years, and served as appraiser for the Union Dime Savings Institution, under Henry L. Lamb and A. B. Hepburn, the present Superintendent. It is a matter of great importance to property owners that the Board of Aldermen should be composed of men who are not only willing but know how to take care of the taxpayer's interest. To this fact it is doubtless due that Mr. De Venny, in addition to securing the nomination of the taxpayers and being endorsed by the Citizens' party, has also been commended to the public as well worthy of their support for the office of Alderman of the Twenty-first Assembly District by such well-known property owners as John H. Sherwood, B. B. Sherman, C. P. Huntington, C. N. Bliss, Wm. H. De Forest, T. S. Van Volkenburgh, Timothy C. Eastman, Henry Hyman, Geo. N. Williams, M. C. D. Borden, Wm. H. Lee, O. M. Bogert, John W. Britton, Albert D. Oppenheim, Jacob Halsted, James R. Smith, Robert Irwin, H. Pinner, F. A. Holly, William Lalor, N. J. Newitter, Augustin Walsh, Sigmund T. Meyer, Geo. S. Lespinasse, Sinclair Myers, A. Lehman, Robert Maclay, R. V. Harnett, Patrick Fox, Roswell P. Flower, J. Seligman, David Dinskeispiet, Henry Knickerbocker, John Wheeler, O. B. Jennings, Robert McCafferty, Gardner S. Chapin, Geo. H. De Forest, Edward Oppenheimer, H. L. Powers, J. Augustus Page, Charles Kellogg, P. K. Dickinson, M. Pappenheimer, Moses B. Maclay, John Boyd, L. Goldenberg, Cornelius O'Reilly, Samuel Baron, Philip Stiner, Benjamin F. Trask, J. B. Smith, Philip Zellenka, Geo. H. Scott, A. L. Reed and Richard W. Buckley.

## Special Notices.

John Fransman's card appears in another column; he carries on a large business in iron railings, at One Hundred and Fifth street and the East River, and any business entrusted to him will be promptly taken care of.

Attention is directed to Henry G. Cassidy's card, which appears elsewhere. His office is at No. 159 East Twenty-eighth street, where he transacts business in all matters connected with real estate. Mr. Cassidy has been long and favorably known to many owners of and investors in realty.

Attention is called to Messrs. Maclay & Davies' card on another page. They are well-known city surveyors and civil engineers, and have offices for the transaction of their large business at Nos. 120 and 231 Broadway, as well as at No. 24 East Seventy-fifth street.



## BUILDING MATERIAL MARKET.

**BRICKS.**—Common Hards have undergone no change so far as the general features of the market are concerned, sellers retaining about all the advantage and the line of valuation reaching a still higher level. Consumption was unchecked, the condition of the weather permitting steady work, and if there was any stock in excess of the wants of contractors dealers could be found who were willing to handle it. Jerseys are quoted at \$7.25@7.75, with some of the best at \$8; "Up Rivers" at \$7.50@8, and Haverstraws \$7.75@8.50, with extra at \$8.75 p.r. M. Pales remain firm at \$4.25 @4.75 per M, with some light Hards commanding \$5, and about all this class of stock sold up. North River fronts are in very good demand, and very scant offering of desirable stock with the market ruling firm at a recent advance of \$1 per M on the leading brands of Croton Points. Fancy front stock firmly held.

**CEMENT.**—No one has anything very bad to say about foreign stock, but there is a great deal of hinting as to how difficult it must be for the "other fellow" to keep business in good shape, and the evidences point to an undertone of decided irregularity from which even the choice brands must find it difficult to escape. For domestic there is an active and hardening market. Large amounts have been taken for shipment to the interior and coastwise, and local buyers find it a somewhat difficult matter to secure attention, especially when they want the favorite brands. In some cases \$1.20 is still quoted though the general asking rate is \$1.25 per bbl.

**HARDWARE.**—Business continues slow on all outlets and we hear less of the cheerful predictions about the good trade to come. We hear rumors, however, of occasional quiet cutting and it is quite likely that desirable customers could, by careful management, obtain some favors.

**LATH.**—There is very little to say on this market. Exact values are somewhat uncertain, though \$2.30 seems to be considered inside, and how much higher will depend upon the competition over the next offering.

**LIME.**—It is a somewhat nominal market. On both Eastern and State "former rates" are still quoted, but the position has scarcely undergone a good test of late, and it will require more general operations to fully determine matters.

**LUMBER.**—The general tendency is to still take a favorable view of the situation, and most operators speak cheerfully of the present and hopefully of the future. The arrivals coastwise have thus far been absorbed without much difficulty, and for some goods, especially good lengths of spruce, the demand is by no means satisfied, while the distribution is fair of most staple descriptions. The foreign outlet, however, appears to give the most positive and regular movement, and afford the greatest advantage to sellers, the shipments already made having reduced and broken up assortments to some extent. The market, however, has not as yet reached a point where shippers are crowded to any serious extent, and, indeed, on the contrary, their orders are received with a great deal of consideration, and we find some of the dealers who cater to this outlet, frankly admitting a belief that the flush of the foreign orders will be satisfied within a few weeks, and that it is best not to waste time in attempting to force values too high to possibly cut off many margins.

Eastern Spruce still appears to find a market pretty closely balancing the unsold offering, and as a sequence is well maintained in price, the heavy stuff naturally showing the most positive firmness. There is, however, no direct response to attempts at working up a little "boom" and the fancy quotations, in which some reports seem to take pleasure in repeating, are at the best only a representation of what sellers would like to get rather than of anything they have as yet positively realized. Dealers do not care to stock up freely at extreme cost and the figures asked for specials have already turned some of the latter upon the product of the Southern mills. The general range on randoms is quoted at \$16.00 @17.50, and on specials at \$17.00 @19.00 with 50@1.00 per M higher for extra difficult parcels. A large percentage of this week's arrivals were on orders.

White Pine adapted to the export trade has not been a very bad stock to have on hand of late, a steady inquiry keeping pretty much all dealers busy, and sustaining values very well, with some little gain made on the best grades of stock. The chances for the return of the South American demand to this port are naturally becoming better as the season progresses, and the West India business continues good, but some of the trade think they can see signs of a shrinkage on the latter outlet not far distant and more accordingly. The home trade is irregular, some dealers doing very well and others making only a light distribution, with pretty much all buyers calculating upon immediate wants only and preferring to come in a two or three times rather than risk getting even a small surplus. We notice also that coarse stuff seems to be doing somewhat better than the higher qualities on local and near-by orders. We quote at \$19@21 for West India shipping boards, \$28@30 for South American do.; \$17@18 for box boards, \$18.50@19 for extra do.

Yellow Pine continues to receive a great many hard knocks and the indigo colored reports made upon this description of stock in some instances would lead to the inference of a hopelessly demoralized market. It is pretty bad for anybody making a determined effort to realize, but this plan of action is now confined almost entirely to undesirable stock and the cheerful undertone noted for some weeks past makes headway. We hear few expectations of any decided buoyancy, but there is a hope that between home and foreign orders the mills will all have something to do before the end of the year. The accumulation here in first hands is working down slowly. We quote random cargoes, \$20@22 do.; green flooring boards, \$22@23 do.; and dry do. \$24@25.00. Cargoes at the South, \$10@14 per M for rough and \$20@22 for dressed.

Hardwoods would be more active were the quality better, but a large percentage of the stuff offered no one cares to handle and if sold at all it must be forced at a slaughter. So long as producers persist in sending forward the rag tag and bob tail of the stock they must expect low rates. Good lots of walnut, oak, hickory, ash, cherry and whitewood would all sell at a fair rate, though the latter description is a trifle under neglect at the moment. We quote at wholesale rates by car load about as follows: Walnut, \$80@

115 per M; ash \$35@45.00 do.; oak, \$40@50 do.; maple, \$30@40 do.; chesnut, \$40@50 do.; cherry, \$40@75 do.; whitewood 1/4 and 1/2 inch, \$3@35 do., do. and do.; inch, \$38@42; hickory, \$35@65 do.

Shingles appear to sell about as rapidly as ever and the principal dealers report a scant stock all around. This supports prices readily and the tone is firm. We quote Cypress at \$9.00 per M for 5x20, and \$11.00 do. for 6x20 regularly assorted shipping; Pine shipping stock, \$2.50 for 18-inch, and Eastern saw grades at \$2.50@4.50 for sixteen-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch \$16@22.25 for A and \$28.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@11.75 for No. 1.

The exports of lumber from the port of New York during the month of October last were the second largest, as compared with other months, since January 1 and are as follows:

	Feet.
To West Indies.....	3,177,110
To South America.....	2,869,613
To East Indies.....	496,059
To Europe.....	48,200

Total feet..... 6,586,982  
Previously reported this year..... 49,474,786

Total since Jan. 1, 1882, feet..... 56,061,768  
Total, same time 1881, feet..... 60,440,703

## GENERAL LUMBER NOTES.

## STATE.

## ALBANY MARKET.

The *Argus* reports for week ending October 31, as follows:

There has been a good trade during the week, with a large attendance of buyers, who are putting in their winter stock before the general unpleasant weather of the last month of the season of navigation. Prices are firmly held, owing to the increased cost of freight, and the last trip on the longer routes is generally at still higher rates. There is a fine stock of pine on the yards of all sizes and qualities. Spruce and Hemlock are in fair stock and in good demand. Hardwoods are in good supply, with a probability of higher prices, from increased cost of freight, when the canals are closed and the railroads have no competition.

River freights are quoted:

	Per M feet
To New York, 3/4 M ft.....	\$1.00@1.25
To Bridgeport.....	@1.37 1/2
To New Haven.....	@1.37 1/2
To Providence, Fall River and Newport.....	@2.00
To Pawtucket.....	@2.25
To Norwalk.....	@1.30
To Hartford.....	@2.00
To Norwich.....	@2.00
To Middletown.....	@1.75
To New London.....	@1.75
To Philadelphia.....	@2.00

## THE WEST.

## SAGINAW VALLEY.

LUMBERMAN'S GAZETTE,  
BAY CITY, Mich., Oct. 6, 1882.

Since our last report the improved situation of the market has been more marked, and inquiries for stock have been quite numerous, especially for the better qualities, and quite a number of important transactions have resulted.

Freights now stand at \$1.75 from Bay City to Ohio, and \$2.25 to Buffalo and Tonawanda. The D. F. Rose was chartered to-day, however, at \$2.50 to Tonawanda, but whether this will establish that as the rate is not certain, but it probably will.

LUMBERMAN AND MANUFACTURER,  
MINNEAPOLIS, MINN.

With most of the lumber fraternity of the West it is more a question of how to get a supply to meet the demand and secure means of delivery than it is how and where to sell. The unusual, not to say extraordinary demand for lumber continues, and values are fully maintained at all points. This is the busy season for the manufacturer who is just closing up the year's sawing bills and troubles, arranging plans and providing men and means to secure the crop of next year's logs. During this pressure, as a rule, they pay little attention to the matter of selling lumber, and leave the trade to dealers and commission men, hence we find this week nearly all the lumbermen too busy to be interviewed, but our gleanings amount to this, that the prospective log crop is the largest ever cut in the Northwest, and is growing daily larger. The full capacity of the handling and shipping facilities is taxed, and everybody behind their order for lumber with prices as firm as a rock in all our Northwestern markets.

As usual the Chicago paper hints at cutting in prices at that point, but a letter from a well posted friend at that point, says: "We have never seen prices as firm in Chicago, both at the yards and docks, although the heavy arrivals by lake make it difficult to handle the stuff, and in some cases holders will shade to avoid delay of vessels."

## SOUTH AMERICA.

We have mail dates from Rio Janeiro to October 5th reporting as follows:

Pitch Pine—The arrivals consist of 316,944 feet, per "Asshur," from Satilla, which have been sold at 40\$500 per dozen. Market steady. Arrivals in September 346,082 feet, against 727,603 feet in September, 1881. Total arrivals since January 1, 6,383,154 feet, against 5,801,167 same period, 1881.

White Pine—Arrivals, 88,242 feet per "Saskummen," from New York, which have been sold at 115 reis per foot. Market firm. Arrivals in September, 226,304 feet, against 314,984 feet in September, 1881. Total arrivals since January 1, 2,122,755 feet, against 2,823,698 feet same period 1881.

Swedish Pine—Arrivals, 503 dozen per "Messina," from Abo; 589 do., per "Cigara," from Soderhamn and "Union" from Copenhagen. The first two cargoes have been warehoused and the latter has been sold on private terms. Arrivals in September, 5,621 dozen, against 3,350 dozen in September, 1881. Total arrivals during the nine months, 16,680 dozen, against 7,586 same period 1881. The market remains depressed owing to the recent heavy supply.

Spruce Pine—The 402,811 feet per "Alice," from Portland, noticed in our last, have been warehoused. The market continues flat, under the influence of the

heavy supply of Swedish pine. Arrivals in September, 505,005 feet, against 379,828 feet in September, 1881. Total arrivals since January 1, 2,124,232 feet, against 669,774 feet same period 1881.

## ENGLAND.

The *London Timber Trade's Journal*, with dates to October 21, furnishes the following on the Liverpool market:

Messrs. Duncan, Ewing & Co. offered for sale by auction on Wednesday, a cargo of Mobile hewn pitch timber and sawn plank, just landed, and two parcels of East India teak plank. There was a fair attendance of buyers, drawn chiefly from the local trade, and with good competition the cargo was disposed of at the following rates:—

Hewn pitch pine—	21 to 26 inch deep.	23d. per foot.
31 to 65 feet.	21	2 1/4d. "
36 " 53 "	21	19d. "
45 " 60 "	20	18 1/4d. "
38 " 44 "	20	18 1/4d. "
55 " 65 "	19	19 1/4d. "
50 " 54 "	19	18d. "
33 " 49 "	19	17 1/4d. "
60 " 75 "	18	19 1/4d. "
54 " 59 "	18	17d. "
28 " 49 "	18	17 1/4d. "
55 " 65 "	17	17d. "
50 " 54 "	17	16 1/2d. "
43 " 49 "	17	16d. "
65 " 72 "	16	17d. "
55 " 59 "	16	15 1/4d. "
46 " 54 "	16	15 1/4d. "
50 " 79 "	13 to 15	15 1/4d. "

## Beam filling

Sawn pitch pine planks—	13 1/4d. "
9 to 12 inch wide. 3 inch thick.	14 1/4d. "
9 " 13 "	15 1/4d. "
9 " 16 "	5 "
9 " 12 "	5 1/2 & 6 "

Teak planks £15 7s. 6d. to £16 5s. per load.  
£16 7s. 6d. to £17 15s.

**NAILS.**—Sellers continue to report a strong market at full rates and small broken assortments. Buyers, however, say they experience less difficulty in filling orders than a short time ago, and admit extreme rates only on small jobbing parcels.

We quote at 100 to 600, common fence and sheathing, per keg, \$3.65; 8d and 9d, common do., per keg, \$4.00; 6d and 7d, common do., per keg, \$4.25; 4d and 5d, common do., per keg, \$4.50; 3d, per keg, \$5.31; 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 1/4 inch, \$6.00; 2 inch, \$5.75; 2 1/4 inch, \$5.50; 3 inch and longer, \$5.25.

**PAINTS AND OILS.**—A slow and at times somewhat uncertain movement of supplies takes place, with the market irregular. As a rule the buyer can claim no positive advantage, but picks up a comparatively cheap invoice now and then, and always finds sellers willing to negotiate. The assortment available admits of any ordinary selection, either as to quantity or quality. Linseed Oil sells slowly at times and again quickens a trifle. There is not enough going out, however, to give holders much advantage, and the tone is tame on large parcels. We quote at about 54@56c. for domestic, and 60@62c. for Calcutta, from first hands.

**PITCH.**—Demand without much animation, and the market showing no really new features. Stocks seem to be well managed and prices held firmly. We quote at \$2.30@2.50 for City, delivered.

**SPIRITS TURPENTINE.**—The majority of reports continue of a favorable character, and sellers generally appear to have the advantage, with much confidence manifested in the future. Supplies are moderate, under very good control, and not many additions of importance expected for some time to come. Cost dropped off a little from former extremes, but shows no decided impression. As this report is closed, the quotations stand about 55@57c. per gallon, according to quantity handled.

**TAR.**—It has not been difficult to distribute a fair quantity of stock to ordinary outlets, and realize about former rates, the market ruling firm. Stocks remain pretty well in hand. We quote \$2.87 1/2@3.25 per bbl. for Newberne and Washington, and \$3@3.25 for Wilmington, according to size of invoice.

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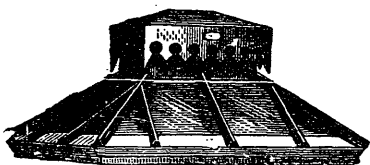
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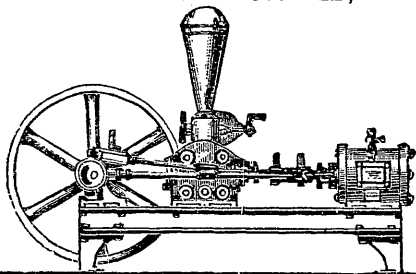


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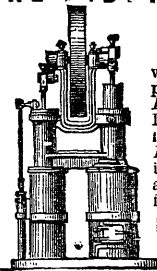
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