

THE RECORD AND GUIDE.

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A SUMMARY.

The contents of this number will be found varied and interesting. Some exclusive news about press and telegraphic matters is intelligently discussed. Mr. Wm. M. Lent predicts that, in ten years' time, the Union and Central Pacific Company will have abandoned their present tracks to the government, because a cheaper parallel railway will have been built by that time, which will carry freight and passengers cheaper and more expeditiously. Sir Oracle is rather discursive this week, and his vaticinations necessarily cover a good deal of ground. Our real estate and house furnishing departments give all the news current on these topics.

The general break in prices, which has taken place this fall, should have been anticipated. The splendid food crops of the world account for the prevailing depression; indeed the value of a superabundant supply of food is that it necessitates cheaper production and lower prices. If the working classes can be fed and clothed for less money than their maintenance cost a year ago, it follows that they can work cheaper and produce at less cost. It is this shrinkage in values which we are witnessing and which has had its effect upon the stock market. It is not a pleasant ordeal to go through a period of declining prices, but in time cheaper production leads to greater consumption, and then will be seen the good results which come from large crops. If trade has suffered this fall by the shrinkage of values, it will profit next spring by the much greater volume of business.

The result of the elections will inevitably lead to a reorganization of parties, and to the bringing to the front of vital questions which have been kept in the rear by the objectless squabbles of our recent party contest. Principles and not men will hereafter command the most attention. Among the subjects which will come up for consideration and settlement, are civil service reform, a readjustment of the tariff, and a reduction of the internal revenue burdens. The anti-monopoly question also looms up for legislative action, and parties will be forced to take sides for or against the great corporations.

The election of Franklin Edson, as Mayor of New York, ought to be satisfactory to every one. He is a merchant, of good standing and great wealth, who has an honorable ambition to distinguish himself in high civic stations. His election settles the question that Allan Campbell will keep his place as Comptroller, and hence, the city is now certain of two honorable, honest and able members of the Board of Estimate and Apportionment. Let the reformers now come to the front. The vital need of our city is responsible local government. Let there be a determined effort to induce the legislature to give the Mayor of New York authority as well as responsibility. The various city departments should have single heads, who should be appointed and removed at will by the Mayor. If there was mismanagement or waste, we would then know whom to blame; but if our present vicious system is retained and the aldermen can veto an appointment by the Mayor, then will matters go from bad to worse. Now is the time for the citizens' movement to make itself felt. The Albany legislature must be forced to grant us responsible home rule.

Herbert Spencer was honored with a dinner at Delmonico's the night before he left for home. The gathering was a notable one, and Henry Ward Beecher and other clergymen were present. This is the more remarkable, in view of the fact that Mr. Spencer denies the existence of a personal God, or, more accurately, he insists that God is unknowable; then again, he not only disbelieves in a life hereafter, but he has devoted much labor to show how this, to him illusive doctrine of immortality, came to be generally believed. There will be no place for clergymen and priests in modern society if Mr. Spencer's views are to be generally accepted. Yet church members united on Thursday evening to do him honor, and clergy-

men were among the speakers and banqueters. We certainly live in a very tolerant age.

Our Industrial Progress.

The tables we present below should be perused and carefully preserved by every business man in the country. They tell the story of the marvellous progress of this nation better than any words can do. Every column in these tables shows the vast additions made yearly to the material wealth of the United States. Every one is familiar with the astonishing growth of our population, but our industrial activity has more than kept pace with it. While the ratio of increase in inhabitants has been arithmetical it would not be too extravagant to claim that our productive forces have multiplied geometrically. Look at the figures: In 1852 we produced 5,525,000 tons of anthracite coal, and in 1881, 30,282,000. In 1852 we produced 541,000 tons of pig iron; in 1881, 4,144,000 tons; in 1859 we produced 3,000 barrels of petroleum; in 1881, 27,264,000; 6,000 tons of copper in 1852 has increased to 31,000. Lead, bullion and quicksilver also show vastly increased production.

Year.	Anthracite Coal.	Pig Iron.	Lead.	Copper.	Gold.	Silver.	Quicksilver.	Petroleum.
1852	5,525,000	541,000	14,000	1,000	60,000,000	.....	49,000	.....
1853	5,940,000	723,000	15,000	2,000	65,000,000	.....	20,000	.....
1854	6,847,000	662,000	14,000	2,000	60,000,000	.....	22,000	.....
1855	7,684,000	700,000	14,000	3,000	55,000,000	.....	30,000	.....
1856	8,000,000	789,000	14,000	4,000	55,000,000	.....	30,000	.....
1857	7,895,000	719,000	14,000	5,000	55,000,000	.....	28,000	.....
1858	7,864,000	690,000	14,000	7,000	50,000,000	.....	31,000	.....
1859	9,011,000	751,000	14,000	7,000	50,000,000	100,000	31,000	3,000
1860	9,807,000	821,000	14,000	8,000	46,000,000	150,000	31,000	650,000
1861	9,147,000	653,000	14,000	9,000	43,000,000	2,000,000	35,000	2,114,000
1862	9,020,000	703,000	14,000	.....	39,200,000	4,500,000	42,000	3,057,000
1863	10,953,000	846,000	14,000	6,000	40,000,000	3,500,000	41,000	2,611,000
1864	11,681,000	1,014,000	14,000	7,000	43,000,000	11,000,000	47,000	2,116,000
1865	10,763,000	832,000	13,000	7,000	57,200,000	11,250,000	52,000	3,498,000
1866	14,234,000	1,200,000	14,000	7,000	53,500,000	10,000,000	47,000	3,588,000
1867	14,346,000	1,305,000	14,000	8,000	51,700,000	13,550,000	47,000	3,347,000
1868	15,810,000	1,431,000	15,000	9,000	48,000,000	12,000,000	48,000	3,716,000
1869	16,376,000	1,711,000	16,000	12,000	49,500,000	13,000,000	34,000	4,215,000
1870	17,830,000	1,696,000	16,000	13,000	50,000,000	16,000,000	30,000	5,659,000
1871	17,390,000	1,708,000	18,000	13,000	43,500,000	22,100,000	32,000	5,795,000
1872	22,084,000	2,540,000	23,000	12,000	36,000,000	25,750,000	32,000	6,539,000
1873	22,881,000	2,561,000	47,000	14,000	35,000,000	36,500,000	23,000	9,789,000
1874	21,667,000	2,401,000	53,000	18,000	39,600,000	32,800,000	28,000	10,910,000
1875	20,644,000	2,109,000	58,000	16,000	33,400,000	41,400,000	15,000	8,788,000
1876	18,000,000	1,869,000	61,000	18,000	44,329,000	41,500,000	75,000	9,972,000
1877	21,323,000	2,067,000	75,000	19,000	45,300,000	46,075,000	79,000	13,136,000
1878	18,600,000	2,371,000	83,000	19,000	41,000,000	40,000,000	64,000	15,165,000
1879	27,825,000	2,742,000	90,000	20,000	32,540,000	36,624,000	74,000	19,742,000
1880	24,843,000	3,835,000	95,000	25,000	33,522,000	40,005,000	60,000	24,229,000
1881	30,282,000	4,144,000	105,000	31,000	31,870,000	45,078,000	59,000	27,264,000

Now, if we turn to cotton and our food products the figures are equally astonishing.

The following table gives the grand total, in bushels, of the cereal crop of the United States, every decade, from the year 1840 to 1880, including 1881 and 1882, as far as reported:

Year.	Wheat.	Corn.	Oats.	Rye.	Barley.
1840	84,821,665	377,492,338	123,054,990	18,640,486	4,161,210
1850	100,184,256	591,630,564	146,565,140	14,183,094	5,165,136
1860	170,176,027	827,094,527	172,089,095	20,965,046	15,813,604
1870	235,884,700	1,094,255,000	247,277,400	15,473,600	26,295,400
1880	498,549,868	1,717,434,543	417,885,380	24,540,820	45,125,346
1881	380,280,000	1,194,916,000	416,481,000	20,704,950	41,161,330
1882	520,000,000	1,680,000,000	480,000,000	20,000,000	45,000,000

In the above we give the estimates of the agricultural bureau for the year 1882, though we believe they under-estimate the wheat, oat, rye and barley production. The oat crop of this year we think will exceed 500,000,000, while the wheat crop cannot be less than 550,000,000.

Our cotton production gives the following figures:

Years.	Bales.	Years.	Bales.	Years.	Bales.
1834-35	1,254,328	1849-50	2,171,706	1867-68	2,498,895
1835-36	1,360,725	1850-51	2,415,257	1868-69	2,439,033
1836-37	1,425,575	1851-52	3,090,029	1869-70	3,154,946
1837-38	1,804,797	1852-53	3,352,882	1870-71	4,352,317
1838-39	1,363,403	1853-54	3,035,027	1871-72	2,974,351
1839-40	2,181,749	1854-55	2,932,339	1872-73	3,930,500
1840-41	1,639,353	1855-56	3,645,315	1873-74	4,170,338
1841-42	1,688,675	1856-57	3,066,519	1874-75	3,823,291
1842-43	2,394,203	1857-58	3,238,902	1875-76	4,669,293
1843-44	2,108,579	1858-59	3,994,481	1876-77	4,485,423
1844-45	2,484,662	1859-60	4,823,770	1877-78	4,811,265
1845-46	2,170,537	1860-61	3,826,086	1878-79	5,073,531
1846-47	1,860,479	1861-62	No record	1879-80	5,757,397
1847-48	2,424,113	1865-66	2,228,987	1880-81	6,589,329
1848-49	2,808,596	1866-67	2,059,271	1881-82	5,435,845

The most conservative estimate of the cotton crop, now being harvested, is 6,500,000 bales; but the prolonged fall season and the absence of frost has been so beneficial to the cotton plant that well informed cotton speculative operators think that 7,000,000 bales may be fairly expected.

In his forthcoming annual report Gen. H. G. Wright, of the engineer corps, will recommend the erection of two turret forts at the lower entrance of our harbor, in which will be mounted 100-ton guns, to beat back any foreign vessel which might attempt to pass the Narrows. But would this be any real defence for New York? In these days projectiles can be hurled nine, ten and even twelve miles distance; that is to say a foreign iron-clad fleet, armed with Armstrong or Krupp guns, could shell and destroy New York City without passing through the channel at Sandy Hook. It should be borne in mind that the United States is contemptibly weak as a naval power, that Spain, Turkey, or little Chili could destroy our sea coast cities, as we have not a ship or a gun suitable for defensive purposes. Potentially we are the greatest naval power on earth, actually the weakest. The astound-

ing apathy of the American people in view of our exposed condition, is one of the most remarkable instances of sublime national confidence known to all history. It would take five years to create an adequate navy and eighteen months to establish a manufactory to cast the cannon needed in modern naval warfare. There is no hope of anything being done, until some national disaster brings the American people to their senses; they will then learn that a naked giant is at the mercy of any baby that can pull the trigger of a pistol.

#### Comparative Value of Land in London and New York.

The recent sale of the old Post Office site suggests the enquiry—how near New York prices of real estate have approached to the London standard. In order to arrive at a comparison we must first find some common denominator of space, which can be applied, equally, to both cities. Here, where our city lots are rectangular, we are accustomed to look upon an ordinary full lot of 25x100, as a standard of measurement. However well this may apply to the upper parts of the city, it does not present a suitable method of calculation for down-town lots, many of which are not rectangular, and are not of similar depth. In order to get at a standard applicable to such lots, as also to London property, which is equally shapeless in its boundaries, we must adopt the method of measuring current there, which is by the foot superficial. It is argued, and not without reason, that the value of land cannot be properly calculated by the square foot; because the comparative amount of frontage must also be taken into consideration. But the custom in this city is to regard a lot of a fair average, provided the frontage is one-fourth of the depth.

In comparing the values of the two cities, another difficulty presents itself. The manner of dealing with city lots is different in London from what it is here. An owner, instead of selling his property outright, lets it to a builder, at a builder's lease for ninety-nine years. It is customary to allow a "pepper corn," or nominal rent, for six months or a year, the builder depositing a certain sum as security for the erection and completion of the building, which amount is returned as the edifice rises. The rent paid is so much per foot. The London *Building News*, in a recent number, says: "Land in the city fetches fabulous prices. In this part of London offers of ground rent of nearly £1,000, for a little over 2,000 superficial feet (ten shillings per foot), and ground rents of £300 to £400 per fifty feet frontage are not uncommon, and the reconversion of these sites holds out a powerful "temptation to the speculator."

When the building is completed, the owner sells his ground rent at from twenty-five to twenty-eight years' purchase. Next to consols, ground rents are the favorite form of investment in England for trust money, and it may be matter for serious reflection on the part of our real estate men, whether more capital would not be attracted to real estate were a similar security created here. But putting this aside, ten shillings per foot ground rent, at twenty-five years' purchase, represents £12 10s., or \$62.50 of our money, as the average value of land in London per foot.

When we come to calculate the old Post Office site at 19,800 feet, we find that it comes out at \$32.50 cents, about, per foot, which would go to show that down-town property in New York is not equal to the London standard by about one-half. Such a view would, however, be very incorrect. The sale of the old Post Office has realized the lowest price for a building site that has been known in New York this year. We have only to compare a few other instances to show this.

Only last May, No. 150 Broadway was sold at \$115 the square foot. The Continental building, sold at a price which averages \$86 the foot. It may be said that, in that case, the price included a handsome stone building erected and let. In order to gain some idea of how much, in such an instance, should be credited to the buildings, and how much to the site, it may be laid down as an axiom, that a house, apart from the site, can never be worth more than it would cost to build. The most costly buildings do not come out at more than 50 cents the cubic foot to erect, which, in the case of a building sixty feet high, would give us \$30 per square foot as the value of the building. This would leave the value of the Continental site, apart from the building, at about \$50 a foot superficial, when the loss of interest during building and letting is taken into account. It may be fairly estimated that a price of \$40 the foot is about a fair value for property in those blocks in Nassau street. But even at that rate, we have not reached the current London rate by nearly 30 per cent.

A correspondent suggests that the Park Commissioners might have authority to prevent the establishment of a grocery and retail liquor store at the Fifth avenue entrance of the Central Park. Heavy assessments were levied on property in that neighborhood for the "Circle," which, it was supposed, would be surrounded by stately churches, noble dwellings, or at the very worst, by a great hotel. But a great liquor shop and grocery store would ruin the neighborhood, for other stores would come along, still more objec-

tionable. The grocery store in question is an immense concern, which makes a small profit on its ordinary articles, but a very large profit on its liquor and cigar business. The patrons of this concern embrace nearly all the rich people in New York and vicinity. There is some talk of "Boycotting" this store if its proprietors insist upon building a huge shop that will depreciate property in that part of the city. Fifth avenue, fronting on the Central Park, would lose a great deal of its very high value were a retail business establishment to prove successful at this time.

#### Telegraphic and Press Matters.

THE RECORD AND GUIDE is the only New York city paper which has had an account of the rupture between the two great monopolies—the New York Associated Press and the Western Union Telegraph Company. The facts published in these columns last week will be found corroborated in the *Herald* of Thursday last, but the account is distorted to suit the purposes of Mr. James Gordon Bennett. The rupture in the associated press is admitted, and Mr. Bennett announces that he and others are about to lay a new cable line from this country to Europe. In other words, hereafter there is to be free trade in news and free competition in land and ocean telegraphy.

The present situation is about as follows: Of the seven papers composing the Associated Press, the *World*, *Express*, *Tribune* and *Sun* are willing to co-operate with Jay Gould and come to an understanding with the Western Union Telegraph Company and the Western Associated Press, by which the region east of the Alleghanies would be served by the New York Press, while the papers in the country south and west of the Alleghanies will get their news from the Western Association. The other three papers, the *Herald*, *Times* and *Journal of Commerce* tried hard to retain the old monopoly, so as to force all the outside papers to get their news through the New York Associated Press. Failing in this, thanks to Jay Gould, Messrs. Bennett, Jones and Stone proposed that all the leading news associations of the country should form with a joint stock company for the collection and distribution of all the news. But this proposition the other four papers refused to endorse. Messrs. Bennett, Jones and Stone are therefore determined upon war, and will do all they can to aid the Mutual Union in its contest with the Western Union, while the old cable monopoly is to be destroyed by laying a new cable. Mr. Heuston has resigned and Mr. Erastus Brooks has taken his place as temporary superintendent of the associated press. In the meantime two-thirds of the press of the country, outside of New York, have broken away from the associated press and are transacting their own business, while the New York press monopoly itself is hopelessly disrupted.

The New York Associated Press has shown itself to be singularly short-sighted. A score of years ago, in order to keep its own monopoly, it joined hands with the Western Union monopoly. It might have kept alive a telegraph system that would have made it practically independent of the Western Union, but instead, it deliberately allowed the entire telegraphic system to pass into the hands of one consciousnessless speculator. The readers of this paper will recall several articles in which we foretold what is now occurring.

We are in for a telegraph and press war. Hereafter the *Herald* and *Times* will tell the truth about Jay Gould and will do what they can to establish a successful rivalry to the Western Union. But readers of those papers must bear in mind that Messrs. Bennett and Jones' anger against that noted speculator is because he has broken up their news monopoly. But if they succeed in breaking up his they will do a service for which the public will thank them.

#### Our Modern Rob Roys and Dick Turpins.

The scene at the recent election for directors of the Metropolitan Elevated Road was very extraordinary, and one long to be remembered. The stockholders were present with their certificates intent upon choosing a board that would represent their interests. Jay Gould, Russell Sage, Cyrus W. Field, and their lawyers, were also present. Of the 65,000 shares, representing the stock, these three men could not honestly produce more than 3,000; yet, with amazing assurance, they undertook to "bulldoze" the actual owners of the property. The latter were in effect told, that if they dared to cast a vote on any shares which were hypothecated they were liable to fine and imprisonment. This was the deliberate, but, of course, false statement of David Dudley Field to Mr. Kneeland and the other gentlemen present, who had their certificates of ownership in their pockets. It is said that the motto of Danton was "audacity, audacity, always audacity." Jay Gould and his associates seem to have adopted the same motto in their dealings with properties they seek to control. The ability of these men consists in their enormous assurance—their "stand and deliver" tactics. With only one-twentieth of the stock in their possession, they had no more right to control the Metropolitan Elevated Road than they had to seize the Windsor Hotel, or the Astor estate. Yet they declared their intention to keep control of the road, and

to use it for their own purposes. Talk of communism, what red-mouthed demagogue ever proposed a programme of private spoliation more monstrous than that actually undertaken by Gould, Sage and Field in this case.

But they failed. Jay Gould has been beaten by the courage of Mr. Kneeland who stood up manfully for his own property rights and those of his associates. Hereafter the Metropolitan road will be managed in the interest of its stockholders and not of Jay Gould. Mr. Kneeland's success in this case shows that all that is needed is a little pluck to counteract the plots and schemes of these millionaire freebooters. Herbert Spencer was quite right when he said that Americans do not stand up for their individual rights, but too often allow themselves to be bullied and robbed, without protest, but good citizens everywhere ought to thank Mr. Kneeland for the courage and good sense he has displayed, in thwarting the nefarious schemes of one of the most daring and conscienceless speculator who has ever made his appearance in this market.

### Our Prophetic Department.

ENQUIRER—Well, you were right in your forecast, that the Republicans would be defeated and that "Ben Butler would get a great many votes in Massachusetts." Perhaps you would now venture to guess who will be the next Democratic nominee for the presidency?

SIR ORACLE—If he lives and vetoes most of the legislation passed at Albany in the next two years, Grover Cleveland may be the next Democratic candidate for the presidency. A man who can carry so important a State as New York by such an immense majority cannot be overlooked in the Democratic convention, which will want a new and strong personality to insure success.

ENQUIRER—Will he be elected?

SIR ORACLE—Ask me that question a month before the election and I will answer it. Events are so uncertain in this world that anyone who would attempt to forecast an election in this country two years ahead, could not very well set up for a prophet, though he might be set down for a fool.

ENQUIRER—Now, as to the stock market; will prices advance or recede?

SIR ORACLE—In all these conversations I have maintained that there was not much money in the stock market, nor will there be for this year. I have said over and over again that there was a larger profit in selling futures of corn, hogs and lard than in buying or selling stocks, and I think so still. At the same time I am convinced that any one who purchases stocks to-day and holds them, will make a fair profit by disposing of them some time between the 1st of January and the 15th of February. The great crops are beginning to tell, and the increased railroad receipts must enhance the value of railway securities. Navigation will soon close, transportation lines will have all they can do and heavy dividends will bring up the price of all the popular securities. Railroad wars rarely occur in good crop years.

ENQUIRER—Of course, large crops means low prices for all the products of the earth?

SIR ORACLE—Not necessarily. Prices were never so high as in some of our great crop years. This is a point Benner makes in his prophecies. He shows that high and low prices are not always caused by scarcity and abundance, and he gives tables of the price of hogs and corn in years of great production to prove his point; yet, at the same time, it is quite true that the abundant crops of cotton in this country and of wheat all over the world has lowered the market values of those products.

ENQUIRER—To change the subject, have you ever exercised your prophetic faculty in forecasting the future of Great Britain; for instance, will that nation ever become a republic?

SIR ORACLE—Not in our day, nor during the continuance of the life of the present Prince of Wales. England is a very free country, but its people are conservative and do not make violent changes. So long as the personal character of her monarchs is fair, there will be no change in the form of government. But the English people would never tolerate another George IV.; no, nor George III. But if affable and popular gentlemen, like the Prince of Wales, are on the throne, they will not be displaced; but good-bye to the monarchy if a queen should reign who was foolish or wanton, or a king whose private life was disreputable.

ENQUIRER—Would you venture to forecast the future of the present administration of this country?

SIR ORACLE—So far, the vice-presidents who have become presidents have never been able to command the confidence of the country or to secure their own re-election. Tyler made a mess of it, so did Fillmore. President Arthur will have an adverse majority in Congress two years before he leaves office. I can see no combination of circumstances that would make him his own successor; yet, he is a man of tact and rare good sense. The Republicans, as well as the Democrats, will put forward some new man for the presidency in 1884. In that contest there will be several new issues, and hence there will be a reorganization of parties by the

time the two national conventions meet in the spring of that year.

ENQUIRER—And the new issues will be?

SIR ORACLE—Tariff reform, civil service reform and some phase of the anti-monopoly question. But should the Democrats succeed, there will be no civil service reform, though they may do a great deal of good in some other ways.

ENQUIRER—Surely the Democrats are as much in favor of civil service reform as the Republicans?

SIR ORACLE—The active politicians of both parties are bitterly opposed to a severance between the office-holders and party contests for a very practical reason. To carry elections involves an organization, and this cannot be kept alive without money. Heretofore the office-holders have sustained the "machine" of the "ins," and the office-seekers that of the "outs." But if there are to be no changes, and no chance of getting the "ins" out, where is the money to come from to hold conventions, establish party papers and grease the machinery of the organization? Now, the essence of civil service reform is the retaining of all competent officers for life. The Democrats, if they are successful, will insist upon making a great many changes so as to have a fair division of the spoils. Civil service reform will, I judge, be the legacy of an outgoing to an incoming administration. If the Republicans are smart they will establish a splendid civil service system during the impending session of Congress. It would put the incoming Democratic Congress in a dilemma should they do so.

### Sterne, on the Constitution.

Simon Sterne's "Constitutional History and Political Development of the United States," recently published, deals with topics which interest all intelligent and thoughtful citizens. Mr. Sterne has not made the most of his subject. He is probably too busy and too lightly equipped to do so. There are in places evidences of carelessness which it is difficult to account for. As, for instance, where the author declares that the salary of members of Congress is \$7,500. It was so fixed by the so-called salary-grab bill, which was repealed years ago, and the salary is now \$5,000 per year, where it has stood since such repeal. Mr. Sterne says the salary of the Vice-President is \$10,000 per year. We were under the impression that the heads of departments (cabinet officers), the Vice-President of the United States and the Speaker of the House of Representatives received a salary of \$8,000 per annum each and no more. In one place the author speaks of the "several Departments of State." There is but one Department of State under the United States government. The author speaks of "the Chief Justice of the State of New York." There is no such officer, and there was no such officer at the time of which he was speaking. The late Sanford E. Church was Chief Judge of the Court of Appeals of the State of New York. These may seem small matters, but they are important, because it is desirable to give correct information on these points if any information at all is given, and they are mischievous because they will propagate errors among persons, many of whom will not have the means of correcting them, for Mr. Sterne has written in part at least for foreign consumption.

But there are very many of Mr. Sterne's pages well worth reading. Without attempting anything akin to a review of the book, we will single out a few of the salient points for citations and comment. One of the most suggestive and readable of Mr. Sterne's chapters is the sixth of his book, dealing with "Current Questions Productive of Changes in the Constitution," a title, the verbal criticism of which is inviting, but which would lead us too far afield. The first question with which he grapples is the railroad question. He says very justly: "A combination of circumstances, beginning with the war of 1861, intensified by the extension of the means of intercommunication between the States by the railway and the telegraph, in conjunction with the natural and artificial waterways of the country, have made of the United States a solidified nation within the generation last past, to an extent that was not anticipated by its founders, a consolidation much more complete than the theory of American institutions would seem to justify." And, it might be added, a consolidation much more complete and more firmly established than most of our statesmen and publicists are willing to accept as irreversibly established. State lines do exist and will exist, but "the traveler who starts in a railway train at Boston and remains in the same palace car until he arrives at San Francisco, travels through twelve States and Territories without noticing any State line, and rapidly comes to regard the whole domain as his one country." Mr. Sterne boldly declares that "the tendency of the times is necessarily to weaken the power of the State on the allegiance of the individual, and lead to a greater and greater consolidation and unity of interest of the whole United States." This doctrine may not be popular in certain quarters, but it is true, and it is high time that it should be seriously taken to heart by our old foggy politicians and publicists. "This tendency," continues the author, "is still further accelerated by the inability on the part of the individual States to deal with the economic and social questions which necessarily arise from the extension of the

means of intercommunication between the States, and the necessity for the existence of a general power to deal with them." And he cites the so-called Granger cases, in which "the Supreme Court has asserted jurisdiction in cases of all inter-state commerce, in which goods or passengers are taken from one State into another, as indicative of a tendency which will continue to consolidate the power of the United States upon all industrial and commercial matters as to which the States have a common interest." And he very pertinently suggests, in the line of what has already appeared in these columns, that "for the purpose of putting that question at rest so that the United States may deal with that subject precisely as it deals with the subject of bankruptcy, a constitutional amendment will, in all probability, be proposed and acted upon, granting to the United States government in express terms that which it already claims to have by implication, so that it may deal fearlessly and effectively with the important problems that arise from the organization of great monopoly interests which are incident to modern methods of the transportation of goods and passengers." Outside of the Pacific railways, all our railways are owned and operated by corporations chartered by the various States. "Irregularities of rates, creating unjust discriminations between individuals of different States, and exercising a function analogous to that of taxing arbitrarily and without control, has and does create a power within the nation so great that it threatens sooner or later to dispute the fact with the authorities of the United States as to whether the railway or the governmental power is the greater. The State political machinery has to a very considerable extent, already succumbed to the exercise of this power, and therefore to make head against it, it will be found necessary to clothe the general government with sufficient attributes of sovereignty to deal with the subject adequately." This conclusion is sound, but it will be resisted as being opposed to the liberty of the individuals, and to the sound theory of decentralization. But to this objection the correct answer is given that there may be a false decentralization, and that "it may be necessary in many particulars to disregard State lines, and localizing of power resulting from such State lines, for the purpose of more intelligent and more effectual decentralization in those particulars in which it is beneficial, and also to secure centralization in those matters wherein decentralization involves danger to the commonwealth." And as consolidation is one of our greatest bugbears, it may be well to remind the "let alone" theorists that governments are instituted for the good of the governed. If centralization is necessary at any time to effect that end, it is not only justifiable to centralize power, but any other course would be improper.

On the civil service reform question Mr. Sterne says: "The evil of the abominable (spoils) system in the United States is not so much the incompetency of the officers—as the American's adaptiveness enables him quickly to learn the routine duties of an office—nor in the count of the public moneys (because in a community so rich in productive power as the United States, the amount which speculation can take from it is a burden easy to be borne); but the main evil is that the 'spoils' system demoralizes both parties and makes contests, which should be for principle, mainly for plunder, and induces parties, in the hope of an accession of strength sufficient to obtain political power not only to lower but absolutely to abandon their principles, and to make their platform conform to what they suppose will more rapidly win popular success, and thus makes of the quadrennial presidential contests mere scrambles for office." Mr. Sterne is of the opinion that our party management is more unscrupulous than elsewhere, because "there is no large leisure class of cultured men who, from a sense of duty or because of their large financial or property stake in the community, devote themselves to its political government." Such a class will probably not remain long wanting in this country. Some very rich young men, like Mr. Astor and Mr. Belmont, are taking an active part in politics. The number of such men is certain to increase. We have already the nucleus of a leisured class which is sure to grow with years. And when rich men will pay the legitimate expenses of party management, "Hubbell" and the party assessors will cease to exist. Minority representation would afford another means of reforming party which should not be overlooked.

Mr. Sterne closes this chapter with interesting remarks on the question of ministerial responsibility. He says, truly, that "one of the serious defects of all American legislation is the almost entire absence of responsibility connected with legislation. The party having a majority has no organized ministry charged with the duty of forwarding and formulating the public legislation of the session, and however faulty and slipshod, and even mischievous the congressional or State legislative law-making may prove during the course of the year, the party having a numerical majority in the legislative body is not responsible, because there is no ministry as part of the law-making power which proposes and promotes legislations." Mr. Sterne advocates a constitutional amendment which would give cabinet ministers seats in the House of Representatives, as a remedy for this evil.

His book shows conclusively that on many points the constitution is in need of amendment. Every thinking person must come to the same conclusion. Let us prepare to celebrate the centennial of the inauguration of the government under the constitution by introducing to the world a reformed constitution of the United States fully abreast of the times.

### The Post Building.

We have already once or twice mentioned the Post building in incidental praise, but it deserves a more formal and express acknowledgment than that.

How many really artistic and thoroughly studied commercial buildings are there in New York, old and new: Mr. Eidlitz's admirable work, the Continental Bank and the American Exchange Bank grow better every year by contrast with their neighbors, and the same architect's picturesque and spirited "Decker building," in Union Square, improves in the same way. Mr. Upjohn's two commercial buildings, Trinity building and the Corn Exchange Bank are plain to rudeness, and have the disadvantage of being built of a brick, which looks simply dirty instead of venerable with the grime of years; but they are so straightforward and so sensible that they could never be ridiculous, and, they too, grow more respectable with time. Mr. Lienau has done an excellent piece of work in a glass warehouse in Howard street, and an interesting though less successful office building in Cedar street. Mr. Harney made a very respectable warehouse at Bond street and Broadway, and has since fallen off gently in an office building in Wall street. Mr. Hunt's experiments in cast iron on the east side of Broadway above Canal street cannot be called successful, but Mr. Hunt's building in Cortlandt street, for the Delaware and Hudson Canal Company is of a dignified and scholarly design, and his later Guernsey building, in Broadway, though unnecessarily broken in composition, is bright and vigorous. The burning of the old World building did two good things for architecture. It took that building out of the way and it left Messrs. Silliman & Farnsworth's solid, impressive and artistic Morse building clearly visible. The Tribune building, though a thoroughly expressed piece of construction, is so conspicuously varied in composition and so unfortunate in color as to leave an impression of religiousness and restlessness; the Western Union building is but a loud platitude; the Evening Post building is piteously and helplessly feeble. There is nothing but charitable oblivion to be wished for the architecture of the Boreel building, clever as that structure is in plan and practical adaptation to its purpose.

Of the two largest and most pretentious of the elevator buildings the Mills building and the United Bank building, we have already spoken in detail.

Really, this almost exhausts the list of the commercial buildings of this commercial city, at which any person accustomed to look critically at architecture would care to look twice, and even includes some at which such a person would not look if it were practicable to overlook them.

When a thoroughly intelligent and thoughtful design does come to be executed in actual brick and stone for commercial uses, our joy ought to be the greater, and there is scarcely any work in this list which better deserves this description, unless it be the noble building of the Continental Bank which the estimable Vandals who own it are even now engaged in ruining by an addition designed out of their own heads.

The Post building presented a trying problem to a designer. The site is irregular, a kind of trimented triangle, at the intersection of three streets, and constituted a difficulty or an opportunity, according to the calibre of the architect who undertook to deal with it. Mr. Withers' Jefferson Market Court House is an example of the same kind. A commonplace architect would have made sad work out of the various sides and angles of the site at Sixth avenue and Tenth street. The architect, fortunately employed, produced there perhaps the most picturesque and happily grouped building in New York. In the Post building, Mr. Post has performed an analogous achievement. Here, indeed, there are no inside roofs, but it does not signify, architecturally, whether an eight-story building, which can only be seen across a narrow street, has a flat or a steep roof. The roof cannot become an effective element in the composition.

We have spoken before of the conversion of an interior court into a recess externally visible. As a "pattern" peculiar here to Mr. Post in the planning of commercial buildings, and one which in the Miller building he applied where it was hardly applicable. Here, however, it is perfectly applicable. Practically, it gives more light and air and a more cheerful outlook than could have been attained by any other disposition. Architecturally, it gives an opportunity for a striking architectural treatment. The basement and the first story cover the full extent of the site, but above the first story the centre is withdrawn upon the south side, leaving the boldly projecting wings, and forming a very effective composition. The awkward and unequal angles at the east end of the building

lose their awkwardness and the inequality is dissembled by rounding them, thus giving the building another feature of novelty and variety. Novelty and variety are undoubtedly good things, when they result from a scheme which has been adopted for other reasons than that it was novel and various. It is only when there is evident a strain after novelty and variety to the exclusion or disregard of more important qualities, that the result is offensive and vulgar.

Laterally, the building is divided by brick and terra-cotta piers, covered with terra-cotta capitals, beginning above the first story and running through four stories on the north side into three compartments, in the centre one of which is the enormous entrance arch running through the basement and first story, on the east side, into one great bay, flanked by piers, and these by the rounded corner, already spoken of; on the south side, by the more emphatic separation made by the recess and the angles of the projecting masses are reinforced by piers.

Vertically, the building consists of a blue stone basement; then a principal story, of which the brick piers are belted with terra-cotta and the openings in the projection of the south front are round arched with projecting keystones in terra-cotta and elsewhere are square-headed with iron mullions; then four stories with round arched openings, then under the rich and heavy cornice of terra-cotta a story of square-headed openings, with the little piers that divide them richly decorated, and the larger wall spaces covered with richly decorated panels. Above the cornice is an attic story, a long shafted arcade of small, round-headed windows, with Ionic capitals.

Nothing could be simpler or easier in effect than this arrangement—after it has been done. But the student of any art knows that what looks easiest has been hardest to do. To reverse Sheridan's axiom, "easy reading is hard writing," and what is true of literature is true of architecture. Grace, according to Herbert Spencer, is not the expression of ease in doing work. And the grace and ease of the Post building have come of thorough study. The main divisions of the building would have given it a grateful architectural character without a single ornament. And the ornament almost everywhere has been so applied as to bring out and heighten the intrinsic expression of the masses. In quantity, in situation, in scale and in treatment, the detail here has been adjusted to the masses almost always skillfully, sometimes with exquisite skill, so that there is almost nothing in the building that attracts attention for its own sake, and that is not better in its place than it would be in another place.

The main exceptions to this statement is the entrance arch which is obtrusive, extravagant and loud. The other shortcomings are comparatively trifling. The treatment of the iron work in the first story is not at all felicitous. It is neither visibly an integral part of the structure, nor visibly an insertion of which the structure is independent, like the use of tracery in Venetian domestic architecture; nor is the iron work in itself well modelled, if it can be properly said to be modelled at all. The channeling of solid blocks of bluestone in the basement, as if they were made of small pieces, is frivolous and inspective. The apparent bonding of brick piers with hollow blocks of terra cotta, which cannot be really used to carry the weight of these piers, is a mistake of the same kind which Mr. Waterhouse has made in a large office building in London, in using terra-cotta to imitate stone quoins at the angles of a building. In fact, the proper use of terra cotta does not include imitations of keystones, or belting courses, or even the projecting member of cornices. It is always in fact an insertion, not a part of structure, and should always be so in appearance. There is ample opportunity for its proper use in spandrels and panels and friezes, where it is visibly an insertion framed in and supported by the structure.

These, however, are trifling shortenings in a conspicuous recess. The use, even the illogical use of yellow terra-cotta with the yellow brick, gives the work a singular charm of color, which is only marred by the raw and livid tint of the capitals of the large piers, and which, with the dignity of the masses, and the skill and grace of the detail, make the Post building by far the most successful of recent commercial structures.

It is not a little singular, by the way, that no architect of an elevator building has as yet attempted to make anything of the elevator itself, which necessarily rises above the inhabited parts of the building, and requires a tower-like enclosure which seems to offer a very suggestive motive for architectural treatment. Even the grain elevators of the large cities, none of which have ever been taken in hand by an architectural artist, have a character and a physiognomy of their own, by reason of the necessity the builders are under of showing the timbers, which explain the purpose of the building. The elevator is the explanation of all our tall buildings, and the explanation is always suppressed in the architectural treatment. But it is the mark of bad architecture, that it conceals things, and of good architecture that it expresses things. In the Post building, as in the rest, there is no attempt made to deal with the elevator, which here only appears at the top of the dead wall, which fronts the fourth side of the building. No doubt, the prob-

lem of exhibiting the elevator, as part of the design of an elevator building, has its difficulties; but that is no good reason why it should any longer be shirked by architects.

### Over the Ticker.

CYRUS W. FIELD has, it is said, become disgruntled with Jay Gould. Cyrus is rich and has a magnificent opinion of himself, and it galls him to be looked upon as a mere piece of putty in the hands of Gould. He has sold his Western Union Telegraph stock and meditates a new departure which will astonish some of his late associates.

PETROLEUM is now the great speculative card. A furious contest is raging; so far the "bulls" are having their own way. But what a panic there would be were another thousand barrel well discovered. This might happen any day.

THE stock market is like the man in a boat, he looks one way and pulls the other. All the facts favor higher quotations, yet there is doubt and hesitation among the whole speculative fraternity.

THE increase in exports is quite considerable. We are shipping more of grain, cotton and miscellaneous articles than last year. Should this keep up and imports keep down, gold will soon begin to dribble this way, and then, hurrah for a "bull" market!

THE decision against Western Union comes out at a very suspicious time; it really looked as if the judges making it knew what they were about, and were cognizant of what was being done with Mutual Union. Query—Do judges ever go "long" or "short" about the time they deliver important opinions?

JUDGE DONOHUE is one of the brightest and smartest judges that ever sat upon the Bench; but—they do say—it is a little queer that nearly all of Jay Gould's cases come before him.

NO gold importation, no "bull" campaign. This remark is the result of an experience of the last three years.

A WALL STREET paper cannot understand Jay Gould. He is a "bull" when the market is "bear," and a "bear" when the market is "bull;" but that is why Gould is rich. He buys when everybody is selling, and sells when everybody is buying. Jay Gould is not a lamb.

IT is very evident that Vanderbilt intends to compete for the St. Louis business, and thus to antagonize, not only the Baltimore & Ohio, but the Wabash system. The Nickel Plate is to run in connection with the C., C., C. & I. and the Alton & Terre Haute to St. Louis direct.

THIS same Alton & Terre Haute, by the way, has only a small capital stock, which can be easily manipulated up and down. Within a very few years its shares, which were quoted by cents, brought 79 in the open market and then fell back to 20. It may go to par any time.

### Those Apartment Houses.

NEW YORK, November 9, 1882.

Editor RECORD AND GUIDE:

The report of an interview with Mr. Ernest Flagg, published in your last issue, being extremely misleading as regards one of our buildings, and many things connected with our firm, we would take it as a favor if you would publish the following facts, all of which can be proved in an instant, by documentary evidence recorded in our office, to any one interested in the matter.

1st. The two new buildings, corner of Madison avenue and Thirtieth street, and Fifth avenue and Twenty-eighth street, are owned by companies, organized precisely like all our other co-operative companies, and under the law passed expressly to facilitate the formation of such companies.

2d. Most of the points, as regards the organization and management of such companies, and, also, as regards the lighting and ventilating of our buildings, mentioned in said interview, are taken, almost word for word, from a pamphlet published by us some eighteen months ago.

3d. Both buildings are built on what is known as the Hubert double story apartments, a modification of our duplex system, preferable under certain circumstances, but utterly inappropriate to such buildings as the Navarro buildings.

4th. The front rooms in some of our duplex apartments are 12 feet high, precisely the height of the parlor story in the Thirtieth street building, and the rear rooms are 9 feet high.

The attempted criticism of our duplex system is therefore utterly meaningless.

5th. We are the only architects of the building on the corner of Thirtieth street and Madison avenue, and our friend, C. W. Clinton (who, by-the-by, has just written us a letter indignantly repudiating the statement made in your interview with Mr. Flagg), is the architect of the building corner of Twenty-eighth street and Fifth avenue. Yours Respectfully.

HUBERT, PINSON & Co.

## The House.—Its Finishing and Furnishing.

### Floorings.

There is no more noticeable feature in the construction of modern houses than the great attention now paid to floors. This is in reality a revival of an old and satisfactory fashion of thoroughness which had rather gone out of date. Every one familiar with the notable houses of Europe, especially of those built during the fifteenth, sixteenth and seventeenth centuries, will recall the extreme nicety of finish about them, particularly in the matter of floors. And it is only in England and America that the custom of bestowing great care and attention upon them fell into disuse, for the reason probably that carpets, once successfully introduced, were everywhere fashionable and popular.

The rapid increase in the population of great cities in both countries, and the consequent demand for cheap houses, has been another and, perhaps, more formidable obstacle to the bestowal of great attention upon minor details. Any one who takes the trouble to inspect half finished houses in any crowded district cannot fail to be struck by the roughness of the ordinary floorings. And every householder knows to his cost the unevenness and knottiness of the boards which it is his privilege to cover with carpets. So thoroughly has it been understood that floors here are full of ridges and edges that it has become a general custom to lay thick paper under expensive carpets and in London no one would dream of omitting this precaution against destruction to handsome floor coverings. In this respect the builders of Germany and France have until recently been greatly in advance of those both of England and America, and this mainly owing to the example that to-day a great change in this direction is manifest. It is indeed sometimes quite amusing to read of the substantial floors of foreign houses, for example, in the house long owned by Rembrandt the kitchen floor is of inlaid marbles, but without anticipating any such splendor in the ordinary house of to-day, we are certainly justified in asserting that a very marked improvement is taking place. The fact of the matter is that in these days of great competition and of exacting demand, builders cannot afford to omit one detail which shall add to the attraction of new dwellings or public buildings. An educated public taste demands an increasing observance of all that tends to make up home comfort and the time is not so far distant when the unsightly plank boards which are still too frequently seen in our houses will be looked for in vain.

There is no reason why this should not be the case. If tessellated and mosaic pavements are expensive and marble floors beyond our highest dreams, parquet and fancy board floor coverings are inexpensive enough to be within reach of the least ambitious builder. It has already been realized that flat houses rent more readily on account of the greater attention which is paid in building them to minor details than the lowest priced houses, and yet, as a matter of fact, every tenant prefers a house to himself if it can be had at the same rent and offers the same advantages. But this is precisely what ordinary low rented houses often fail to do and, in consequence, we find people willing to pay comparatively high rents for small floors, rather than take houses at the same price. Now, one reason among many for this, and by no means the least reason, is that it costs so much less to furnish a flat. Every housekeeper knows that in estimating the cost of a home the floors play a most important part and often enough the idea of the yards of carpet which must be bought to cover the unsightly boards of passage ways and rooms is the deterrent agent which prevents the indulgence in the luxury of a house. It is said that this fact has never yet been fully realized by builders, yet there is abundant evidence of it everywhere. In Europe, in Paris, Vienna and Brussels, in fact, everywhere but in English cities, families go to housekeeping without any great outlay. There the carpet question affects the luxurious only, persons of moderate means are perfectly content with the polished floors of their sitting or bed rooms and the inlaid borderings of their halls. In some of the more recently erected flat houses in New York the same system prevails, the floors are colored and have borderings of striped boards, affording tenants with moderate means a good excuse for the absence of carpets at least until later on. We feel no hesitancy in affirming that if such floorings were universal it would make a perceptible difference in the value of house property. For halls and vestibules, parquet flooring is far better than anything else excepting tiles, and tiles will probably never be at the command of those to whom moderate rent is a necessity. Where, for satisfactory reasons, it is not possible to provide colored floors, it is almost always feasible to have a bordering of striped or inlaid boards and such borderings are a very great improvement and assistance in furnishing. Even in kitchens where bricks or boards have alternately commanded the respect of builders, it would be a noticeable improvement to substitute parquet flooring. Scrubbing is in reality a barbarous form of service and ought to be abolished, all the exigencies of cleanliness are met by a liberal use of soap and water. Our immediate ancestors prided themselves upon the snow white boards of kitchen and passage ways, but there seems no good reason for our continuing the practice upon that account. Moreover, our boards are never white. Everything that tends to lighten labor is an advantage in busy lives and snow white boards are only attainable in cities at the cost of a most unnecessary wear and tear of flesh and blood. They ought to be abolished, and if an enterprising builder would once set the example of providing a house from attic to cellar with inlaid striped or colored floorings, for which carpets were not an absolute necessity, the result would be a far better interest upon his capital than he realizes at present. So far, large and handsome houses have a monopoly of parquet flooring and in them it is usually only found in certain rooms, halls and passage ways. Another most satisfactory use of striped wood is as a substitute for ordinary wainscoting, for which purpose it is now used in many flat houses. For dining rooms and eating halls there is nothing so suitable as a parquet floor, while in billiard rooms and public

buildings it is gaining in favor. One advantage may be noted in regard to this particular style of flooring, in that it can always be laid down at the option of the tenant upon the surface of the boarded floor, but then tenants rarely enjoy making improvements at their own expense. The manufacture of inlaid floor coverings has very greatly increased within the last few years, and it is not necessary to decide upon the favor with which they are received. Designs of all kinds are now made, both in the natural colors of various woods and in stained and painted varieties. If simple designs are selected, the flooring made for one room can be altered to fit another, which is certainly a great point for the consideration of those who desire to improve houses that they do not own. Borderings, of all widths and in every variety of color and design, are made in such a way that they are flexible enough to be rolled up with the greatest ease. They are mounted upon strips of coarse linen, which gives upon pressure.

But even apart from parquet floorings, there seems no really good reason why the floors in ordinary houses should be so unsatisfactory. Smooth, even well-seasoned wood should in any case be used, so that if desired, it could be colored and varnished without presenting inequalities on the surface, or offering gaps as dust-receptacles. No greater evidence of the value of the more modern style can be given than the fact that in the country seaside "cottages," which are springing up in greater numbers every year, its adoption is universal, while in mansions, hotels and railway stations, wherever, in fact, appearance is studied, parquet floorings are always to be found. If we go back in thought to seek their origin, we shall find it in those anti-carpet days to which we have referred, although it was then usually limited to the halls and large family rooms. In many old English mansions the floor of inlaid woods bears testimony to the influence of foreign taste, and of the presence among the people of refugees from France, Italy or Germany. These workmen in woods followed out in their own way, and with such success as the limitations of their material allowed the designs created by their countrymen in marbles, in the land where quarries of that costly material abound, and thus we find a link between the mosaic pavements of the past and the tessellated pavements and inlaid wooden floors of our own day. If, in point of color and variety, marbles are inimitable in the humbler material, it yet has one manifest advantage over them in the absence of the idea of cold, which is inseparable from the site of marble, and in a measure also even of tiles. The latter, with all their beauty, can never be suitable for living apartments in climates like those of England and America. It is very well to sing of "marble halls," and to revel in the artistic beauty of tessellated pavements and mosaic floorings, to dwell estatically upon the exquisite floors of the Alhambra or of Pompeii, but we should find very cold comfort in them in our own dwelling houses. From this chilliness the colored wooden floor is free, and this fact alone commends it greatly to general use. The deep colors in which it is ordinarily stained take from it the appearance of cold, and every one who has had experience of a parquet floor is aware that it is entirely free from that objection. Visitors to a well-known store in Eighteenth street, are familiar with the many varieties of wooden flooring which are now manufactured, and with the ease with which it is fitted, laid, and if necessary removed. It may be urged against the universal adoption of colored floors that there never was a time when carpets were more artistic or more universally liked than to-day, but in reality there is no argument in this against their use. It is one of the most extraordinary features of city life that people pay a little regard to the questions of weather and temperature in furnishing. Houses in New York, one of the hottest cities during the summer that can be found, are furnished with heavy body Brussels carpets and stair coverings, and if the tenants remain in the city during the summer, it never seems to occur to them that if they could only remove their carpets and have their floors washed every day, they would perceptibly lower the temperature. Compelled to endure almost tropical heat, they are not compelled to add to it by passing their time upon woolen carpets, and if the houses were furnished with parquet floors, the remedy would be at hand, the heating carpets would be removed until the return of cooler weather, and the atmosphere of the house, instead of being dust-laden and heated, would be refreshed by a daily washing and constant sprinkling of the colored floor. Life under such circumstances would be at least more endurable, and the originator of such a fashion would be a public benefactor.

### Electric Light for Light-houses.

Experience with electric lights in light-houses has proved to the satisfaction of the attendants that the most powerful arc possesses no more penetrating power than the colored flame generated by oils. The oil lamps of the first class furnish a light that may be seen through a radius extending as far as the curvature of the earth will permit, and this light, curiously enough, will penetrate farther through fog and haze than the intense white flame from the carbon points. Fog seems to destroy the character of an electric blaze, leaving the light indistinct at a comparatively short distance and entirely obliterating it long before the yellow glare of a Funk light ceases to be visible. The light-house system must be greatly modified, or electric lights radically altered in appearance, before the two can combine

### Coffee a Disinfectant.

Every one knows the strong aromatic flavor of roasting coffee beans, but every one does not know that it is a most effective disinfectant, which does not only overpower disagreeable odors, but destroys noxious exhalations. The best way is to roast the beans over hot coal on a red hot iron plate, and let the flavor diffuse itself through the room to be disinfected. But even if heat is not obtainable, freshly ground coffee spread over a dead body, for instance, will destroy the odor. The papers have recently reported a few cases of Oriental physicians who applied it very effectively in this way, to the surprise of their accidental colleagues who were not acquainted with this agreeable disinfectant, but had always used the horrid chlorine fumigations.

## Household Decorative Items.

—Boxes for logs and firewood are now ornamented with flagree brass work, often of a very fine character.

—Occasional tables are now often decorated with a painting in the centre, and then ebonized and highly polished.

—Statuettes are now popular upon the mantel, the old-fashioned style of a clock in the centre, supported by two vases or candelabra, being no longer fashionable.

—Most beautiful screens are made of plate-glass in ebony frames, ferns, grasses and leaves being arranged between the glass. They are particularly effective in front of an open fireplace.

—Cushions for deep cane chairs are made of figured plush. Peacock blue, dead gold or maroon velvet harmonize well with chairs that are finished off, as so many are, with black and gold.

—Sea fern makes a particularly effective design for any purpose where a continuous stripe is necessary. It is easy to work and, if carried out in the pale green tints of the natural weed, will harmonize with anything.

—Wall pockets are made of cardboard covered with embossed velvet, each flower in the pattern of the material being outlined in pearl or incandescent beads. Cord of the same color as the velvet is used to finish them off.

—Small banner screens for a bracket or mantel are painted in oil colors upon white satin. Carved stands for them can be bought at any fancy store, and the addition of thin white silk cord and tassels makes them very effective.

—The large windows of front doors are now generally lined with colored silks, fluted somewhat fully, or with Madras muslin or striped material; if the latter, the stripes invariably run across and near the length of the window.

—Very effective results are obtained by simply working over the pattern of handsome French cretonne in silks of the same colors. The appearance is quite Eastern, and, very handsome coverings are made in this way for lounges.

—Cabinets for bric-a-brac are now found in every reception room. Usually they consist of simple framework and shelves, but occasionally they are more elaborate, and are furnished with plate-glass doors, and the shelves are mounted with velvet.

—Pillow shams are going out of favor, and when used are no longer of white linen, but either of colored silk edged with lace or of cream-colored crash embroidered in colored crewels or fileselle. Thorwaldsen's night and morning are favorite and appropriate designs.

—It is very usual now to decorate the panels of doors. For this purpose it would be impossible to find a more appropriate design than that of trailing hops, carrying it out in the varied greens of the foliage, relieved by the browns of the branch-like stems.

—The latest novelty in upper mantel decoration consists in the insertion of a broad band of figured plush between the elaborate carving at the top and the framework which supports the shelves. The color of the plush is determined by the tone of wall paper in the room.

—Oddly-shaped tables are much in vogue. Many of them are rounded in front and straight at the back, supported upon twisted spiral columns or by a half-recumbent figure forming a pedestal. Others in white enamel and gold have deeply-carved feet, representing claws.

—Latterly, the ornamental stoves which are so popular for reception rooms have received additional decoration by the introduction of medals and circular tiles, and in many instances of a continuous raised design in enamel, which appears interlaced with the ornamental brass or iron work.

—A fireplace for spacious open halls is made in imitation of the old-fashioned red brick fireplaces found in English manor houses. Upright brass posts, with ornamental knobs, surmount the corners of the mantel, and, if the structure continues, as it often does, to the ceiling, are placed upon alternate shelves.

—A quaint design for a library curtain is an owl with wise eyes seated upon a pile of books, while for a bordering a Grecian lamp alternates with Greek characters signifying "I write." It is intended to be worked in outline stitch in silks or crewels. This, if carried out upon some plain material, would look well as a hanging in front of book shelves.

—The handsomest centre-piece for a small dinner table is a deeply-cut crystal globe, which catches and transmits every ray of light. It is furnished with a cover of open brass work for the purpose of holding each flower in place, and if filled with deep-colored roses or scarlet geraniums and green leaves, makes the most effective decoration that can be imagined.

—The substitution of rugs for stair carpets has not met with much appreciation from the general public, and yet there is a good deal to be said in favor of the fashion. Stair carpets invariably wear out at the edge of the stair first, and never look well when they are turned round. The narrow rug upon each step is, of course, spared the rubbing which so soon results in shabbiness.

—Great attention is now paid to the decoration of lamps and globes. Colored designs of wreaths or flowers are especially suitable for the latter, and they are as readily painted upon glass as upon china, but it is less easy to have them burnt in. The colors, however, will last quite a long time if simply laid on and left to dry. When they fade there is no difficulty in replacing them.

—Small panels to place upon table, mantel or bracket are very easily painted. Natural wood, susceptible of high polish, will be best for the purpose, and natural colors, as far as possible, should be selected for the painting. Such panels look remarkably well in pairs—one, for example,

representing summer, with a design of rose buds and forget-me-nots; another, autumn, with its many-tinted leaves.

—A new style of window shade has been introduced into the Queen's apartments at Balmoral, and is likely to become generally popular. The shade is of open-work embroidery upon fine linen, the interstices being cut away, and it is lined with colored silk, which shows through the embroidery. The effect is very handsome, and this style of shade is a decided improvement upon those of blank white linen.

—At a recent dinner in a wealthy New York home a novelty was introduced into the covering of the table by the substitution of a wide stripe of crimson plush down the centre and narrower strips of linen at each side, instead of the orthodox tablecloth. The flowers and desert were all arranged down the length of the table upon the plush, and the linen strips were all removed for the dessert, showing a mahogany table in the highest degree of polish. This innovation will hardly become general, but the fashion of serving dessert upon the table itself is becoming general.

—The interior scene of Leonata's house in Mr. Irving's revival of "Much Ado About Nothing," is said to be very warm and rich in color, with the Venetian red walls, patterned in gold, the gold-colored plishings, the broilered curtains, the massy brass vases, from which spring dark green palms. The church scene is a very wonder of illusion; in front is the high altar set with lights, and with white Annunciation lilies for the bridal, while the steps in front are strewn with a wealth of flowers down to the altar rail of wrought and gilt metal, over part of which is thrown a rich drapery of mingled green and gold. Beyond the altar screen, with its sculptured figures, is seen the gleam of the stained glass windows above, falling faintly on the little acolytes in their red robes tending at the altar.

—A writer in San Francisco thinks California the home of æsthetic art. He says: "What is the use of living in the richest natural country on the hemisphere, unless polished woods, rich metals and stones are to be of use? Quantities of San Domingo and Fort Wingate pottery, of graceful shape and decoration; exquisite Alaska carving in black, polished slate, and Indian curios, fill shelves tufted with feather-work and crested with quiver and arrows. Fine pueblo baskets, woven to hold water, are filled with roses bedded in damp sponge and windows are screened with thin green and crimson silk across the lower half; above the curtains of ecru lace, which are festooned with pale, embroidered headings. What is the use of sending across the water for Smyrna and Arabic hangings when the fine Navajo rugs, in texture and color, compare with Eastern work, a hundred dollars' worth of merino wool goes to make a single blauket?"

—The following were the harvest festival decorations of a small church in an agricultural village: The font was dressed with white clematis and pyracanthus berries, and two sheaves of corn stood by the entrance. The windows were filled with little sheaves of corn, the spaces being relieved with scarlet and blue flowers and white marguerites. The lectern was decorated with small apples and leaves, and at the base was a group of large marrows and fruit, interspersed with beetroot, and the feathery foliage of carrots. Against the walls, from which spring the chancel arch, poles of hops leant just as they came from the hop garden, and long trails of black-berries drooped from the capitals. The pulpit was dressed with corn and scarlet and blue flowers. A sheaf of corn as brought from the fields stood on each side of the entrance to the chancel. On each side of the lower step to the altar two sheaves of wheat. On the altar was a line of white grapes, corn and bouquets of corn and scarlet. Along the top of the reredos, on each side, were laurel wreaths.

—The exhibition of curious old and modern furnishings at the Palais d'Industrie in Paris is very interesting and has proved a success. A sedan chair, painted inertly with marine landscapes and lined with red velvet, comes from Trianon; and two grotesque monsters in antique China porcelain, mounted on gilt bronze stands, from Fontainebleau. The articles lent by private persons include the furniture of a Louis XIII. drawing-room, consisting of armchairs and stools of different forms, and a diamond-shaped card table with a covering in *petit point* representing the court cards on a blue ground; besides a bed and suite of chairs covered with white satin, brocaded with conventional garlands of flowers. In the same room is a screen of dull yellow silk embroidered with garlands in the Louis XV. fashion, and a smaller square fire screen, made of a piece of a robe of Mme. Du Barry—one of those celebrated materials, the loom whereof the proud beauty had had destroyed that none other like it might be obtainable. There are also bellows from Versailles decorated with appliques of Venitian glass, carved rolling-pins from the royal kitchen, the delicately carved distaff of the seventeenth century and the carved wooden busts with which the women of the time compressed their waists.

## A Suggestion About Morningside Park.

EDITOR RECORD AND GUIDE:

Why should not the plateau, bounded by Morningside Park, One Hundred and Tenth street, Eighth avenue and One Hundred and Twenty-third street, be purchased by the city and turned into a parade ground? New York needs a place for the militia to parade, and which could be used between times for base ball, foot ball and cricket matches. The present polo grounds will not be available much longer on account of the increased cost of land, and there is really no other place south of the Harlem River that is at once vacant and suitable for outdoor sports. The land would not cost over a couple of million dollars, and it would be a splendid investment for future generations. The improvements on Morningside Park could go on, and when completed the side hill would be a splendid place from which to view the parade of the soldiers, or the contests of the various athletic clubs. Then the brow of the hill back of the drive would make a splendid site for family and pleasure hotels and striking looking apartment houses. Here is a chance for Franklin Edson to immortalize himself by making an effort to secure this unoccupied ground for the militia and the lovers of athletic sports. **BAT, BALL AND KICK.**

### On Dits.

The "Lily" programmes are much sought for as souvenirs.

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Now that we are over the agony, receipts for mince pie, pumpkin pie and fattening turkeys will be in order.

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One would imagine that people were invited now-a-days to visit furniture—so persistently is it made to occupy the available space in a drawing-room.

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The Langtry debut was signalized by a decided innovation. Ladies appeared in full evening dress in the boxes, and some without bonnets in the orchestra chairs.

\*.\*

One of the reasons why people do not grumble in this country is because they do not know that there is anything to grumble at. Ignorance is bliss, sometimes.

\*.\*

The white bonnet has reappeared, also the white vest and gloves. Well, they are very suitable adjuncts to evening dress, and there was no reason why they should have been discarded.

\*.\*

Engraved wooden blocks for printing books, the mariner's compass and rockets, the use of movable types, and the prototype of the printing-press were all known in China to the tenth century.

\*.\*

Magnificent tapestries, loaned by Mr. William K. Vanderbilt, Mr. Marquand, Mr. Stuyvesant, Mr. Hurlburt and others, are the feature of the autumn exhibition of the Metropolitan Museum of Art.

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*Puck*, of this week, has a splendid cartoon of Folger "getting left." He is represented as stepping off the pier after the boat has left for Albany. This picture must have been prepared before the election.

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Why not build up the vacant spaces on the East Side? There are three lots unoccupied on the southwest corner of Delancey and Willett streets, four lots in Ridge street, north of Rivington, and four lots on Pitt street, south of Stanton.

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Four years of patient labor have been expended by an expert picture-restorer upon a gem of Reubens, which was threatened with destruction, but now has taken its place in the collection of the Metropolitan Museum of Art perfectly restored.

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Strips of colored plush have disappeared from the dinner tables, where they were always very much out of place. Strips of outline embroidery inserted or woven in have taken their place, and may consist of quaint children or owls in a row, and enclosed in double row of smilax.

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Dr. Potter said the other night that the people of New York were sadly deficient in civic devotion. They might reply that there is not much stimulus in such devotion. Men may devote their wealth to building up a great educational institution like the Metropolitan Museum of Art, but they get only abuse for their pains.

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How capricious is fortune. Mrs. Langtry, who is merely a pretty woman, "only this and nothing more," draws enormous houses at Wallack's Theatre, quite eclipsing in brilliancy the audience at the Academy of Music, where Patti is singing, the greatest lyric artist of this century. On the same nights, Salvini, the greatest actor known to any age or stage, plays to a half empty house. Such is popular favor.

### The Steam Heating Nuisance.

The disgraceful condition in which many of the streets in the lower portion of our city have been kept by the laying of the pipes of the steam heating companies during the past six or eight months, and the great indignation as well as alarm expressed by not only property owners and retail dealers whose business has been sadly interfered with, but by the general public, led a representative of THE RECORD AND GUIDE to collect some information on the subject. The first person met was a member of a firm of brokers who probably sell more down-town business property than any other in this city. On being questioned he said that he did not think the laying of steam pipes and the erection of the large buildings for the manufacture of steam in Gold and Greenwich streets by the steam power heating companies had as yet caused any depreciation in down-town business property, although the whole thing had been an awful nuisance, and business was greatly retarded thereby. If this scheme can be made to work satisfactorily, and without endangering our lives and property, which to my mind is very doubtful, we might be satisfied to put up with some temporary inconvenience. The recent explosion of one of their pipes in this city, to say nothing of those that have taken place elsewhere, have caused general alarm, and while they have been explained on plausible grounds, the question naturally arises, can they prevent their recurrence? One thing, however, is certain, they should be compelled to return the streets, which they temporarily destroy, to the same condition in which they found them. Take Fulton street, formerly one of the best paved thoroughfares in the city, now almost impassable from the wretched manner in which the steam companies relaid the black pavement. It is notorious that one of the companies have heavily mortgaged all their real estate, thus leaving little security for their bonds and stock, except the small amount of equity therein, unless the pipes underground are regarded as such. The other company is also in the market, it is said, as borrowers of money.

Mr. Bradley, of the firm of Bradley & Currier, whose place of business is in close proximity to the Greenwich street station of the steam heating and power company, said that he had not heard any fears expressed of danger from explosions at the station, as it was generally supposed that

the amount of pressure could be regulated, and that the inspectors would see that everything was properly attended to. He also said that the companies would probably be the cause of endless inconvenience to the public, as they would doubtless have to be continually digging up the streets to repair leakages, which must occur frequently.

### Will the Central and Union Pacific Tracks be Abandoned?

"I believe," said Mr. Wm. M. Lent, the well known California mining millionaire, "that in ten years' time the tracks of the Union Pacific and Central Pacific roads will be abandoned by their present owners."

"That is a rather startling statement," said the writer; "how did you come to get such an idea?"

"I have been suspecting," said Mr. Lent, "that this is the real intention of the persons who are now nominally interested in the stocks and bonds of these two roads. I noticed, in my frequent trips to and from the Pacific coast, that no money is being spent for the accommodation of passengers on these two lines. At Ogden, where the two meet, there ought to be a vast union depot, but the enormous business transacted is upon open platforms exposed to all kinds of weather and so of every station between Council Bluffs and Sacramento. No permanent depots have been erected and no general improvements effected in the tracks."

"But," asked the writer, "people must travel from the Mississippi to the Pacific coast."

"Within ten years," said Mr. Lent, "there will be many more ways of getting over the Rocky and Sierra Nevada Mountains than by means of the Central and Union Pacific roads. The Southern Pacific is already in operation, and it cost only \$25,000 a mile, whereas the Union and Central are bonded for over \$100,000 a mile. I notice that it is the public who own the bonds of the latter, while the Southern Pacific is the private property of the managers of the Central Pacific. You can now ship goods to San Francisco from points east of the Rocky Mountains for far less cost than by the Central routes. The Northern Pacific will soon be completed, but, most significant of all, is the fact that a track is being laid which practically parallels the Union Pacific and the Central Pacific. The Denver & Rio Grande will soon be open to Salt Lake City, while a road is also building from that point to Eureka, in Nevada. It will be an easy matter to prolong that line to Sacramento, and then a road will be established paralleling the Union and Central Pacific, costing only \$25,000 per mile and traversing a much richer country than that which the present roads run through."

"You said Sacramento, doesn't the Central go to San Francisco, and is it not true that there are many valuable feeders to the two great trunk lines you are speaking of?"

"It is not generally known here in the East," said Mr. Lent, "that the road from Sacramento to San Francisco is owned by private persons, Leland, Huntington, Stanford and their friends, who levy a heavy tribute upon the finances of the Central Pacific road. Then some ninety miles of the track this side of Ogden is also in private hands. You speak of feeders," continued Mr. Lent. "When the day of reckoning comes and the Union Pacific and Central Pacific becomes bankrupt, it will be found that all the valuable connections are in the hands of private parties, and all the worthless ones will belong to the company."

"But," queried the writer, "how will the bankruptcy be brought about; do not the roads do a large and profitable business?"

"The dividends are now paid by making no improvements on the road and by issuing bonds. When the parallel roads are built, the cream of the traffic will be transferred to them; then will come a default of interest on the bonds, the rats will all leave the sinking ship and the whole burden will be thrown upon the government, which is pledged to pay the interest on the first mortgage bonds. But the catastrophe will not come until every available asset is disposed of, the public lands all sold and a large floating debt contracted."

Mr. Lent continued, at great length, to explain the situation in the far West. He said people East had little idea of the marvelous fruitfulness of large sections of California, southeastern Oregon and even certain portions of Nevada. The railroads run through alkaline plains and the country has an uninviting look to the traveller; but in the valleys and along the foot-hills there are stretches of marvelously fertile lands. All the new railroads pay well.

After his conversation with Mr. Lent, the writer met a well-known banker, who in times past has had intimate relations with all the dealers of the "street." When he was asked what he thought about Union Pacific and Central roads, he said his idea was that before such a catastrophe as Mr. Lent apprehended could take place, another great deal was likely to be made. "My impression is," continued the banker, "that Mr. Gould is about to repeat the famous Kansas Pacific deal. Kansas Pacific cost Jay Gould and Russell Sage less than \$10 a share. They advanced it by washed sales up to par. Of course, no one would take it off their hands at that price, and all the transactions made on the Stock Exchange were bogus. While the "street" was wondering when the break would come, it was noticed that the Union Pacific shares were being sold down. When they reached par, Gould, Sage and their friends, who were the officers of the two companies, voted to consolidate and the two conspirators got Union Pacific stock, which they could sell for par, in exchange for their Kansas Pacific stock for which there was no market, and which cost them less than \$10 a share. This is what is going to happen with Missouri Pacific, a road which cost Mr. Gould a mere trifle. He is now breaking the price of Union Pacific so that it will cross that of Missouri Pacific, and there will come another consolidation. There is really no market for Missouri Pacific, for, were Mr. Gould to try and sell his holdings, the stock would go to forty within a week. It is admirably situated to be an apparent continuation of the Union Pacific system in the Southwest, and you will soon hear that the combination has taken place. Mr. Gould can then sell out his M. O. P. stock, and then take his little trip of a voyage around the world.



### The Iron Trade Outlook.

The following conversation recently took place between a representative of THE RECORD AND GUIDE and Mr. Smith, of the firm of Milliken & Smith, New York agents for the Phoenix Iron Company.

MR. S.—I see your Oracle is disposed to attach some importance to "Benner's Prophecies of the Future Course of Prices of Iron, &c.," and that a recent issue of your paper gives his diagram designed to show a certain periodicity in financial crises. It would be a very difficult matter indeed to prove that panics in the commercial world occur in obedience to a certain law of action. There is, in fact, absolutely nothing to prove that panics must of necessity occur at stated intervals. The most that can be said of Benner is that he has shown certain striking coincidences, but to my mind nothing more than mere coincidences, which can be traced in almost any field of investigation. It would seem, however, that there is what may be considered a normal line of value or prices, and that when as a result of any influence or set of influences, whether speculative or otherwise, prices are forced above this line, there will be a corresponding decline below it. This was illustrated in the panic of 1873, which precipitated a decline in prices until they reached an almost ruinous level; and which was followed in turn by a reaction which ran them up to dangerous heights again, as many a sufferer from the boom of 1879-80 will remember.

RECORD.—What would you regard as the normal line of prices for iron, say bars, rails, &c.?

MR. S.—That is a difficult question to answer. Generally speaking, however, I should regard it as coincident with those rates that prevail under an equalization of demand and supply, neither so high as to stimulate, unduly, the production of iron—nor, on the other hand, so low as to diminish production.

R.—How do you regard the consumption of iron as compared with the productive capacity of the mills?

MR. S.—The demand thus far has been, on the whole, fairly equal to the supply, as evidenced by the steadiness in prices of iron. The strike among our Western mills had an important effect, however, in cutting down production and did much to arrest that tendency to lower prices observable at the time the strike was inaugurated.

R.—Do you think prices will be higher or lower as the year closes?

MR. S.—The impression seems to prevail that prices will be easier, but one of the most singular things of the past year has been a disposition to underestimate rather than overestimate the consumption of iron. Purchasers have held off in hopes of lower figures, while manufacturers have been disposed to allow some concessions for forward delivery, having plenty to do for present delivery at full prices, and this has been the actual situation all along, purchasers declining to buy ahead to any considerable extent, and yet continuing to pay full rates for early delivery. This feeling checks speculative buying, and, to my mind, gives the healthiest kind of trade, plenty to do at fair prices, under a steady demand, and I should not be surprised to find this state of things maintained for some time to come.

R.—How do you account for this underestimate of the actual requirements of the country for iron?

MR. S.—You will recollect many were led to look for an early recovery from the effects of the panic of 1873—from a failure to understand the full influence and effect of those causes which precipitated the crash. Looking at the tide of prosperity which has followed the recovery from the effects of that panic, it is evident we have not understood the full power and significance of the movements which have resulted in the present great expansion of trade. It is not impossible, however, that we have for the present, at least, reached as great an enlargement of trade as we can reasonably look for, and that, while consumption may diminish, production will keep on, and, ere long, show its effect in a lower range of prices.

R.—How are manufacturers disposed to regard the introduction of foreign beams into this market?

MR. S.—With comparative indifference, the more especially as the use of beams has attained such proportions that a few importations now and then are scarcely felt. What chance there is for their use is confined mainly to this city on account of low freights. To interior points the cost is such as place them at a decided disadvantage compared with beams of home manufacture. No, Mr. RECORD, I may say very frankly, our manufacturers have but little to fear from foreign competition. The conditions are such as to forbid it under anything like a normal condition of affairs. In the first place, the imported beams have to be of the cheapest kind of iron to compete at all in price, as you can very readily see that after adding freights, importation charges, duty, commission, &c., prices here will barely net them about  $1\frac{1}{2}$ ¢. to  $1\frac{3}{4}$ ¢. per pound at the mill. This accounts for a very evident use of the most inferior quality of metal, and explains why some of the beams recently delivered here would not even stand web-punching without serious fracture, as one of our customers found from actual experience. Foreign beams are not only inferior as to quality and tensile strength, but in general symmetry, proportion of section and smoothness of finish. Being badly proportioned, they have to be at least 15 to 20 per cent. heavier to equal the carrying capacity of the American section, and cannot be depended upon to carry the same load. The element of strength, as you are aware, is of the utmost importance, and architects, builders and owners cannot afford to take undue risks of this kind. It is a case where it will not do to err, except upon the side of safety, and this in itself compels a resort to American beams. Add to this the difficulty in getting deliveries in time (a serious matter oftentimes with our home mills), the uncertainty of ocean carriage, the necessity which frequently arises for changes in specifications, the extra labor of punching and fitting the beams when delivered here, and you can see at once that the difficulties connected with their use are so many, apart from the fact of inferiority in quality of the metal and section, that there is little prospect that the importation of foreign beams will ever reach any serious proportions.

### The New Departure.

SUBSCRIBER—I must congratulate you on the improved appearance of THE RECORD AND GUIDE. It is really a readable paper, as well as an interesting and valuable one; yet I suppose there are some few persons who would prefer the old RECORD.

EDITOR—I suppose so, men are creatures of habit and prefer what they are accustomed to even when something better is provided. A dish of baked beans is more palatable to the true Bostonian than a *pate d'foie gras*.

SUBSCRIBER—What induced the proprietor to make the change, in view of the fact that he was doing very well with the old RECORD?

EDITOR—O, the same impulse that induces a man to alter his residence or purchase new furniture. During the fifteen years the paper has been in existence, it has gathered around it a *clientele* of which its owner is proud. Its subscription books show a long array of the most wealthy and public-spirited men in New York. Nearly all the banks, trust and insurance companies, money lenders, real estate owners and dealers, as well as other business-men, take THE RECORD AND GUIDE. It is therefore an exceptionally good advertising medium, not only for the building trade, but for all who want to reach the capitalist class.

SUBSCRIBER—But why the new departments?

EDITOR—House-furnishing and decorating are naturally associated with architecture and building. Then the discussion of financial topics is particularly interesting to the class of subscribers on the books of THE RECORD AND GUIDE.

SUBSCRIBER—But why discuss political topics?

EDITOR—We carefully avoid any consideration of purely partisan politics, but all taxpayers are interested in good government, irrespective of party, and hence we favor civil service and administrative reform. Our utterances on these subjects have the more value, as there is never any intention of helping this or hurting that political organization.

SUBSCRIBER—But do you really think that the times are ripe for discussing the question of a revised constitution of the United States?

EDITOR—If a convention is ever to meet to alter the fundamental law, some one must take the initiative. It seemed to us peculiarly appropriate for an independent paper uncommitted to any political party to test the sense of the public on this matter. Press and platform political discussion are now personal and trivial, and if we could get our newspapers and public men to join in the high debate touching the alterations needed in our fundamental law, it would raise the whole tone of our political life. In the early history of the nation we had a *Federalist*, in which able public men published papers, defining and explaining the provisions of the, then new constitution. The *Federalist* educated a whole generation of our early statesmen, and whenever the subject of a new constitution is up there will be other publications which will do a correspondingly good work for the statesmen who are now entering public life. Our machinery for electing a President came near bringing on a civil war in 1876. Justice is denied us in our national courts, for new suits cannot be considered under three years. The question of corporate rights, and the responsibilities of the great companies to the nation, demand a national solution. Private morals, as well as the rights of property, are imperilled because of the absence of any national enactment regulating marriage and divorce. These and other weighty matters can never be properly adjusted until a convention is called to revise the constitution of the United States. THE RECORD AND GUIDE may not be able to bring this matter home to the American press and public, but we are obeying a patriotic impulse in "casting our bread upon the waters." It is as certain as any of the decrees of destiny that the constitution must be revised. If it is not, our whole government will fall into confusion before the opening of the next century.

### That Retail Grocery and Liquor Store on Fifth Avenue.

Editor RECORD AND GUIDE:

The brief article in your issue of the 4th inst., respecting the occupancy of the ground opposite the Central Park entrance, on the Fifth avenue, for a retail provision and grocery store, is both timely and proper. Owners can use their property as they please, and without the consent of the public; but it is not to be forgotten that they are amenable to a discriminating sentiment, and this sentiment is sometimes hard to contend with. There is a very common, and, it may be said, almost universal feeling, that this innovation is likely, in the end, to become an intolerable nuisance. This open square is all ground, confiscated and paid for by a tax upon the city at large, and laid out and beautified as a spot suited for the entrance to the Park, and by law made inviolate to traffic, and doubtless intended to be an interrupted carriage way for all time. Should not the Park Commissioners clearly define the rights of owners surrounding before it is too late?

It has long been a puzzle to our farmers, and owners of larger bodies of land, what system of drainage to adopt that would prove effectual and lasting. Tiling seems the most practical and successful method that can be adopted. That this is going to be done is a fixed fact. First, because some are already doing it; second, because it pays from 25 to 100 per cent. on the cost of doing it, expensive as it is. But instead of taking a hundred years for 500 tile factories, about the present number in Illinois, to furnish the necessary tile, a rapid increase of this industry shows that within five or ten years there will be 1,500 or 2,000 tile factories established, and this vast work all accomplished within twenty or thirty years. The railroads that are now built in Illinois will not be able to haul the crops which will then grow. Hence, there is no finer field to-day for the inventor or investor than the production and manufacture of a machine that will do this ditching. An idea of the immensity of the trenching to be done is that it will require fifty-four rows of tile, each a mile long, to tile thoroughly one section (640 acres of land), or fourteen miles 160 acres.

Real Estate Department.

Contrary to general expectation, this being a broken week, there has been quite an active market at private sale, a number of contracts, involving the sale of both improved and unimproved realty, having been signed. Business in the salesroom has been rather slack, owing in a large degree to the few parcels offered. The sale of the plot of ground containing nearly thirteen city lots, fronting on Morningside Park, the particulars of which we give elsewhere, is regarded on all sides as likely to bring activity to the market in this locality, so long lying dormant. On Wednesday, A. H. Muller & Son sold the four-story brown stone house and brick stable, on the northeast corner of Lexington avenue and Fifty-second street, 25.5x100, for \$23,500, to John Callahan, at which figure it was not dear; also the four-story brick house on the northeast corner of Fourth avenue and Twentieth street, 23x90, for \$29,800, to Emanuel Waters, at the same time withdrawing the premises No. 7 Gramercy place, on an upset price of \$45,000.

While there is semi-panic on the Stock Exchange and depression in general business, real estate is quite buoyant. A great many contracts have been entered into and prices are firm. This activity is not shown so much in these auction sales as in the great number of private purchases which have taken place at brokers' offices. From the following tables, conveyances and mortgages, recorded at the Register's office, between October 6th and November 2d, compared with the corresponding weeks of last year, it will be noticed that there have been more transactions this year than last, and that the amounts involved are much greater. Were the figures given in a large number of cases that are "nominal," the amounts involved would reach very high figures. These tables show that real estate in the metropolis takes no step backward.

CONVEYANCES.

	1881. Oct. 6 to Nov. 2, inclusive.	1882. Oct. 6 to Nov. 2, inclusive.
Number.....	654	680
Amount involved.....	\$8,527,849	\$13,343,301
No. nominal.....	179	177
No. Twenty-third and Twenty-fourth Wards.....	80	73
Amount involved.....	\$341,886	\$336,386
Number nominal.....	19	18

MORTGAGES.

	1881. Oct. 6 to Nov. 2, inclusive.	1882. Oct. 6 to Nov. 2, inclusive.
Number.....	765	763
Amount involved.....	\$6,626,849	\$9,004,683
Number at 5 per cent.....	154	2
Amount involved.....	\$1,463,781	\$2,811,500
No. to Banks, Trust and Insurance Cos.....	151	109
Amount involved.....	\$2,091,425	\$2,018,650

The following is the comparison for this week:

CONVEYANCES.

	1881. Nov. 3-9, incl.	1882. Nov. 3-9, incl.
Number.....	151	140
Amount involved.....	\$2,952,416	\$1,873,611
Number nominal.....	37	37
Number of 23d and 24th Wards.....	14	24
Amount involved.....	\$71,900	\$23,975
Number nominal.....	1	7

MORTGAGES.

	1881. Nov. 3-9, incl.	1882. Nov. 3-9, incl.
Number.....	204	160
Amount involved.....	\$2,331,630	\$1,554,218
No. at 5 per cent.....	42	46
Amount involved.....	\$787,250	\$483,000
No. to Banks, Insurance and Trust Companies.....	25	30
Amount involved.....	\$374,901	\$544,125

The valuable property offered at auction on Friday last at the salesroom by order of James D. Fish, on Grand street, the Boulevard, Fourth and Ninth avenues and One Hundred and Seventeenth, One Hundred and Eighteenth and Seventy-second streets was not sold.

The sale of what remains of the Jumel estate, on the 14th, will naturally attract wide spread attention. It will be the important real estate event of this fall. There will probably never again be so good a chance of obtaining large block of vacant real estate upon this island.

On November 15th, there will be sold at the Exchange Salesroom, the lot with buildings thereon at the southwest corner of Greenwich and Carlisle streets, 26.7x75.8x35x81.3, to satisfy a mortgage of about \$12,775. This same property was sold in January, 1803, for \$11,250.

On Thursday, November 2d, Messrs. E. H. Ludlow & Co., Morris Wilkins, auctioneer, will hold an important sale of some very valuable, well located property, all of which is improved except the plot of ground on the southwest corner of West Broadway and York street. The Fifth avenue property is particularly valuable.

Another notable sale will be that of Adrian H. Muller & Sons, which takes place on the 16th inst., when the estate of Wm. Beach Lawrence will be disposed of, consisting of the block bounded by Ninety-sixth and Ninety-seventh streets, between Fifth and Madison avenues, together with the entire front on the opposite side of Madison avenue.

Adrian H. Muller & Son will sell some valuable parcels of real estate on November 22d. Among the property to be offered is two six-story marble front buildings, Nos. 552 and 554 Broadway. Also property in Crosby Chatham and Water streets and Peck Slip.

Richard V. Harnett will, on the 15th inst., sell the house and lot No. 57 First avenue.

Gossip of the Week.

Miguel Garcia has sold the plot of ground comprising the entire front on Morningside avenue, between One Hundred and Thirteenth and One Hundred and Fourteenth streets, 208.3 3/4 on the avenue, 183.10 on One Hundred and Thirteenth street, and 132.3 on One Hundred and Fourteenth street, or about twelve and three-quarter city lots, to H. H. Cammann, representing the Old Men and Aged Couples Home, now located at No. 487 Hudson street, adjoining St. Luke's Protestant Episcopal Church, for the sum of \$55,000. Mr. Garcia purchased this plot of ground on November 13th, 1878, or less than four years ago, for \$20,000.

Messrs. Benner & Zeller have sold the five-story brick tenement, No. 90 Cannon street, 25x55x100, to E. J. F. Werder, for \$12,750.

L. Z. Bach has sold the frame house No. 600 Lexington avenue, 20x90, commencing 40 feet north of Fifty-second street, to James McCahill for about \$11,000.

J. H. Romer has sold the frame house, No. 19 East One Hundred and Twenty-eighth street, 25x99.11, to Ernest Schonesenberg, for \$8,250.

William A. Hankinson has sold the four-story dwelling, No. 1118 Park avenue, 18x81, to J. S. Lowrey, of 85 Mercer street, on terms that have not transpired.

Ephraim DeWitt has sold two lots on the south side of One Hundred and Twenty-fifth street, running through to One Hundred and Twenty-fourth street, 50x300, commencing 150 feet east of Eighth avenue, for John J. Sperry, to Mr. Harney, for \$32,000; and two lots on the north side of One Hundred and Twenty-eighth street, 327 feet west of Seventh avenue, for Mr. Lynch, for \$13,000.

Mr. Mead has sold to Christian Brand the two lots with the four-story houses thereon, on the east side of Third avenue, 25 feet south of One Hundred and Twenty-eighth street, 37.6x105, for \$25,000.

Messrs. Tuttle & Hubbard have sold, for Samuel H. Bailey, the frame house and lot, No. 61 West One Hundred and Twenty-fourth street, to P. S. Haines, for \$10,000.

Messrs. John Murphy & Co. have sold the four-story high stoop brown stone dwelling, No. 19 East Eighty-third street, 21x71x102.2, with two-story extension, to Mr. Ferdinand R. Walker, for \$50,000.

Messrs. E. H. Ludlow & Co. have sold the four-story office building, No. 3 Pine street, 21x63, for John A. C. Gray, to the trustees of William Astor, for \$160,000.

The improvement in well located lots has been demonstrated by the sale of a lot on the south side of Eightieth street, between Madison and Park avenues, to Mr. Oppenheimer, for \$13,500, and for which he refused an offer of \$500 for his contract made by the seller at the time of the signing of the same, notwithstanding the fact that he was aware that he could have purchased this lot for \$3,500 only two years ago. Mr. Oppenheimer proposes to erect a handsome residence on this lot.

Joseph E. Weed has sold three lots for Mr. William A. Bigelow, on the north side of One Hundred and Twenty-eighth street, running through to One Hundred and Twenty-ninth street, commencing 150 feet west of Sixth avenue, six lots in all, for \$31,000.

R. L. Stuart has sold his three-story double brown stone residence with the lot on which it stands, on the northwest corner of Fifth avenue and Twentieth street, 109x150, to the Herter Bros., for \$500,000, and upon which they propose to make extensive improvements suitable for the carrying on of their business.

Messrs. Morris B. Baer & Co. have sold twelve acres of ground near Rufus Hatch's place for \$18,000, the three-story high stoop dwelling No. 254 West Thirty-fourth street, 32 feet front, for \$40,000, and No. 132 West Nineteenth street, a brick tenement, for \$10,000.

Mr. John H. Butler has sold the four five-story brick tenements, built by Messrs. Smith & Ellis, on the southeast corner of Avenue C and Fourteenth street, 103x83, to William R. Barr, for \$80,000.

Frederick Marshall has bought a four-story brick flat with store, 20x65x80, on the west side of Second avenue, between Fifty-seventh and Fifty-eighth streets, on terms that have not transpired.

We hear that Mr. R. P. McBride, of 79 Water street, has bought one of Mr. Jaques' five-story brown stone houses on the east side of Fifth avenue, between Eighty-fourth and Eighty-fifth streets.

N. Cowen has purchased a lot on the north side of One Hundred and Twenty-seventh street, 300 feet east of Third avenue, 30x100, for \$6,350 cash.

Messrs. Butler, Matheson & Co. have resold the five-story marble building, No. 8 Warren street, 25x100, which they sold less than one month ago for \$69,500, for the sum of \$30,000, and the five-story brown stone building No. 98 Chambers street, 25x80, for Johnston L. De Peyster, on private terms.

We hear that David Dows has leased his house and lot on the north side of Twenty-third street, between Fifth and Sixth avenues, 75x98.9, for \$18,000 per annum and taxes, and that a French company will erect a museum thereon.

Samuel J. Wright has bought three lots on the north side of One Hundred and Twenty-ninth street, running through to One Hundred and Thirtieth street, between Seventh and Eighth avenues, for about \$35,000.

Max Danziger has bought the plot of ground on the north side of Eightieth street, commencing 100 feet east of Third avenue, 140x108.8x—, gore, for \$21,000 cash, and with another has purchased the northeast corner of Seventieth street and Second avenue, 325x100, for \$85,000 cash.

Mr. F. Aldhouse has sold the four-story high stoop brown stone dwelling No. 66 East Eighty-third street, 18x55x102.2, with an extension of 14 feet, to Mr. Newburger.

B. S. Levy has sold four lots on the northeast corner of Third avenue and One Hundred and Fourth street, to Thomas Feeley, for \$41,000.

It was John Graham that sold the four-story residence No. 126 East Seventy-second street, reported in our last issue.

Notice is given by the Receiver of Taxes that all persons who have not paid their taxes for 1882 by December 1 will be charged one per cent. additional, and if not paid by January 1, 1883, interest will be charged on the same at the rate of 7 per cent. per annum, calculated from October 23.

The Department of Docks, several years ago, extended the water line of the city 175 feet into the Hudson River. Mr. Walter Langdon began suit in the Supreme Court to recover the right to collect wharfage on the land included in the deed given by Mr. John Jacob Astor. Judge Van Brunt, in Supreme Court, Special Term, decided in favor of the city. The case was appealed and the General Term held that the city could not destroy the privilege to collect wharfage without compensation for loss sustained.

### Out Among the Builders.

W. R. Ostrander & Co. are about to commence the erection of an iron and brass foundry on De Kalb avenue, near Knickerbocker avenue, Brooklyn. It will be a three-story brick and iron structure, 50x50, and the plans are now being prepared by Edward F. Gaylor.

The Home for Old Men and Aged Couples propose to erect a fine building or their own use on the plot of ground, containing twelve and three quarter lots, just purchased by them on Morningside avenue, extending from from One Hundred and Thirteenth to One Hundred and Fourteenth street. The architect has not yet been selected, but it may be stated that the building will be of a very ornamental character.

Timothy Donovan will shortly commence the erection of two five-story brick and stone flat houses, with stores on the northwest corner of Eighth avenue and One Hundred and Twenty-third street, from designs to be drawn by John B. McIntyre. Mr. Donovan expects to expend \$30,000 on this improvement.

James McCahill proposes to erect a stable, 20x90, on Lexington avenue, 40 feet north of Fifty-second street, at a cost of about \$6,500.

J. C. Burne has the plans in hand for six four-story apartment houses, 26x74x102.2, to be erected on Eighty-sixth street, 100 feet west of Second avenue, by William Henderson, at a cost of \$132,000. The same architect is also at work on plans for Jacob Maschke, for the erection of two four-story brown stone apartment houses, on the northeast corner of Third avenue and One Hundred and Eighth street, 25x30, and two similar houses on the northwest corner of Second avenue and One Hundred and Eighth street, 25x90. The cost of these improvements will be \$62,000.

Joseph M. Dunn has the designs in hand for the erection of the five-story brick carriage repository for William H. Gray, on Seventh avenue, northwest corner of Fifty-third street, and to which we referred in our issue of September 23d. The building will be 50x90, and cost \$35,000. Mr. Dunn has also the following out-of-town work on hand: A three-story frame cottage, at Far Rockaway, 42x20, in the modified Queen Anne style, for Charles Webster, which is to cost \$5,000; three similar cottages at the same place, for E. Donahue, two of which will be 32x25, with kitchen extension 17x21, and the other a winter cottage, 28x34, with two-story extension, 17x21, cost \$16,000. An extensive alteration to Francis O'Neil's villa, at Yonkers. The front is to be extended and a French roof added, and there will be quite an addition to the stable and carriage house, at a cost of \$15,000.

H. Edwards Ficken is now engaged on the plan for the alteration of the old church building, Nos. 139, 141 and 143 West Twenty-third street, 75x100, which has recently been used as an armory for the Fifth Regiment, into a theatre. Along the entire front of the present building an extensive storm porch is to be erected, while in the interior the plans are so arranged, that the orchestra will be seated in an invisible sounding drum. The interior elevation will be 32 feet, the auditorium, 60x60, and the stage, 30x60. There will be one gallery, with seats so arranged that every one will have a direct view of the entire stage, and from which there will be two large staircases leading immediately to the outer entrance. In the centre of the ceiling, there will be an extensive stained glass dome of unique design, through which the theatre will be lighted from above, thus doing away with the chandelier ordinarily used for this purpose, and which is so trying to the eyes of the audience. The interior decorations are of the most elaborate though subdued character, rich, but not gaudy. The cost of the alteration of this structure will be \$50,000.

Upon the completion of this theatre, we understand that the celebrated "Passion Play" is to be produced under the patronage of a number of wealthy gentlemen, who witnessed the performance of this extraordinary historical religious play in San Francisco.

Messrs. Hubert, Pirsson & Co. have completed the plans for the erection of an extensive eight-story brick, stone and terra cotta apartment house, in the Gothic style, on the Home Club plan, 50x110x120, on the south side of One Hundred and Thirtieth street, 160 feet west of Fifth avenue. A new feature in this building will be the use of a double duplex system, and which has been so well designed by Mr. Hubert that while there are twelve stories in the rear and only eight in front the former only rises seven feet above the latter. The building will be fireproof, the staircases being iron while the wooden beams are covered by a coating of absolutely fireproof material. It will also be heated by steam and contain two elevators, the total cost being \$120,000.

Thomas Feeley proposes to erect five five-story brown stone flat houses with stores on the northeast corner of Third avenue and One Hundred and Fourth street, 100x100, at a cost of \$75,000. The corner house will be 28 feet wide.

### News for Contractors.

Proposals will be received at the Board of Education until November 13 for removing the earth and rock and grading the school site on the southeast corner of Lexington avenue and Sixty-eighth street.

Estimates for dredging for the site of a new pier at Forty-fourth street and North River will be received at the Department of Docks until November 14, at 12 M.

Proposals for building and furnishing the materials for a granite sea wall on Governor's Island will be received at the Army Building, corner of Houston and Greene streets, until November 22d, at 12 M. Appropriation, \$39,000.

At a recent meeting of the Board of Aldermen an ordinance was passed requiring railroads crossing any "public street, road, or avenue" to erect suitable gates and maintain them in good order and repair. There are other provisions set forth that have a special bearing upon the avoidance of a recurrence of the terrible tragedy that appalled the city a few days since.

### All About Hogs.

Toward the array of figures by which the statistician computes and exhibits to our astonished gaze, the rapid increase in the agricultural productions of the United States, the provision trade furnishes its full quota, and the following statements showing the growth of one branch of the trade for a series of years, may prove of interest to our readers.

The winter packing in the Western States for the season ending March 1, 1852, was 1,182,846 hogs. In 1863 it reached 4,669,520 hogs. For some years it declined in volume, owing chiefly to the price going too low to make the business profitable to the former, but it soon began to increase again, and in 1872 the packing reached 4,831,553 hogs. From that time the quantity increased yearly, until, in 1879, the packing reached 7,430,645 hogs. These figures show an increase of more than 560 per cent in twenty-eight years, and, as we have stated above, they comprise merely the winter packing in the Western States.

The curing of hogs in summer is of recent origin. The first authentic records are of the year 1872, during which the curing by process of refrigeration was estimated at 525,000 hogs in the Western States. In the year 1880 it had reached 5,323,898, the total for summer and winter of that year reaching the vast aggregate of 12,243,354 hogs in the Western States. Adding to these figures the packing on the Eastern and Western seaboard for summer and winter, which was 4,304,923 hogs, and we have a grand total of 16,548,282 hogs packed in that year. But this is only the visible packing, recorded at the various packing centres. It does not include the hogs packed by the millions of farmers, planters and storekeepers throughout the country. The census returns of 1880 state the number of hogs in the United States, in 1879, at forty-seven million. We get a more correct idea of the magnitude of these figures by contrasting them with the number in the United Kingdom of Great Britain and Ireland, where, in the official tables, the animal is designated by the euphonious name of pig, instead of hog, and those tables state the number in the year 1877, the largest year since 1872, at 3,966,727 pigs. In 1880 the number had fallen to 2,863,488 pigs. For the current year the number is about up to that in 1872.

The comparison stands thus: Hogs in the United States in 1879, 47,000,000, pigs in United Kingdom 1877, 3,966,727. The packing in the United States reached its climax in 1880. Since that period, owing to several causes, especially to the deficient corn crop in 1881, the production of hogs has diminished considerably, but the large corn crop just harvested and the very high price of provisions during this year will so stimulate this branch of business that it is quite probable that in the near future the figures will be more startling than any yet witnessed. The results of the labor of two million immigrants received into this country during the last three years are not yet apparent, and we may as well be prepared for astonishing things in the next few years.

The increase in consumption at home and abroad has kept pace with the production as the following statement shows, viz: Exports of the meat of hogs from the United States in 1870, 64,000,000 lbs., do. in the year 1880, 918,000,000 lbs., exports of lard from the United States in 1869, 35,000,000 lbs., do. in 1880, 415,000,000 lbs. The home demand has been sufficient to absorb what was left after these large exports, so that the dealers have not been compelled to carry over very heavy stocks during these ten years, and we are beginning the new packing year with unusually light stocks at home and abroad.

The exports since 1880 have been checked by high prices and deficient production in this country. For the year ending 1st inst., the total exports will not vary much from 400 million lbs. of meat and 245 million lbs. of lard, which shows a large decrease since 1880. The value of the exports of hog products of all kinds in 1881 was, in round numbers, 95 million dollars, of which 64 per cent., passed through New York, but it must not be understood that these figures represent the proportion of business done in New York, for much of the buying and selling for export is done at Chicago, but as the property is cleared at the New York Custom House, this city gets undue credit in those returns as to the extent of her business in the provision trade.

The exports to the continent of Europe are likely to cease for the present, or to fall to very small figures. During the current year those countries have taken from us the meat of only 200,000 hogs, and Germany seems about to follow the example of France, Spain and Italy in virtually interdicting the importation of American pork under the plea of its unwholesomeness. Great Britain, however, continues to take freely from us, our exports of meat to that country during the current year being about 80 per cent. of the whole; but even to that country our exports are far short of those of recent years.

Mr. Albert Granger has introduced a new process of cementing that the building world will have an opportunity to test. "It differs, he claims, from all other lime known in this country, in the respect that it is equally as good for making mortar as for laying the foundations, and the walls of a superstructure; also for both coats of plaster on the wall, and for the so-called hard finish. When used for plastering mortar it needs no admixture of plaster of Paris to produce quick setting, as is the case with the celebrated main lime."

Pursuant to the statutes provided, application will be made to the Supreme Court on December 8th, for the appointment of Commissioners of Estimate and Assessment, relative to the opening of One Hundred and Sixty-second street, from Tenth avenue and Kingsbridge road, to a new avenue known as Edgecombe road.

Notice is given that in the matter of the application of the Mayor, Aldermen and Commonalty of the City of New York, relative to the opening of Ninety-first street, from Fourth avenue to the East River; that all cost etc., will be presented for taxation to the Supreme Court, on November 17th, at 10.30 A. M.

## BUILDING MATERIAL MARKET.

**BRICKS.**—The market for Common Hards continues somewhat monotonous, but it is a monotonous affording much satisfaction to holders, as they retain about all the advantage. Indeed, the general market is, if anything, a shade firmer than last week, and without any tendency of a positively buoyant character. We note an undertone of much cheerfulness. The supply has come to hand in a somewhat irregular manner, but on the whole not quite so freely as last week, and though a great many laborers quit work on election day, there has been no noticeable diminution in the demand. Appearances also indicate that a large percentage of the stock handled has again gone largely into consumption, with dealers enabled to obtain only a stray cargo now and then to lay away against future wants. It is possible that these two divisions of the inquiry may become more evenly adjusted before long, but it is expected the volume of business will keep up to quite as full proportions as ever and fairly exhaust the supply. Manufacturers are in a few cases still working to some extent and likely to continue until the frost shuts them off, but the season is practically over and the bulk of the future shipments will be from accumulated stocks. Jerseys range well up to \$7.75@8.25, and some of the best at \$8.50 per M. "Up Rivers" \$8.00@8.50, and Haverstraws \$8.50@9.00 per M, with some sellers looking for a little more. Pales are in very good demand from all regular sources and steady at \$4.25@4.75 per M, with light hards at \$5.00 per M. All Fronts remain firm, the present supply proving small and makers showing no anxiety to ship where they have anything in excess of contracts, which is rare.

**HARDWARE.**—In one or two instances reports are made of a very fair amount of business doing, but they were exceptional, and the rule is to be found in continued expressions of discontent over the dull condition of affairs. Interior wants have proven smaller than anticipated, and the local trade is light, though on the latter the hand-to-mouth policy of buying is not unnatural in view of close proximity of supplies. In view of the contracted outlet and the lateness of the season, manufacturers are gradually cutting down the production, and the effort will be to bring the make of goods as near the output as possible, until after the turn of the year at latest.

**LATH.**—The market has been well maintained and appears to retain all the previous elements of strength. Openly buyers make no great display but as stock comes to hand there is always to be found some one ready to negotiate for it, and up to the present writing the bids have been prompt and full. We here of sales since our last at \$2.30@2.35, the latter the latest, with still higher figures asked on parcels to arrive. Receivers, however, are not inclined to push their advantage too far as the present rate is certainly a good one, and it is not so late in the season that supplies cannot be diverted from other points.

**LIME.**—Up to the present writing the market has undergone no change, and former figures are quoted. Supplies, however, are running low, and the inclination of the market is mostly in sellers' favor.

**LUMBER.**—A very fair amount of stock has been placed, including about all the offering from first hands, with Spruce ruling firm. White Pine maintained on shipping grades and Yellow Pine of staple and attractive quality holding a steady position. Appearances, however, commence to indicate that no positively stimulating demand is now likely to develop, and the advantages to sellers are in the main based upon natural seasonal influences such as must effect supplies and their transportation. It would unquestionably require very liberal additions indeed to run accumulations here up to what might be considered full amounts, and in many cases the yard supplies look somewhat attenuated, yet as a rule dealers seem to think it would be ill advised to take in fresh stock if it is likely to cost more money, and show caution in accordance therewith. Special bills, too, are tendered with less freedom and in a few cases of late it is evident that manufacturers rather over-reached themselves in the effort to squeeze out an extreme cost. Some of the interior buyers also who stocked up quite liberally in anticipation of a call from this and Eastern markets, appear to have miscalculated, and in many instances are already coming down somewhat in their pretensions without greatly stimulating a fresh inquiry, buyers still holding back to take the chances on winter rail shipments should their wants require stock.

Eastern Spruce continues as the best sustained grade on the market, and with probably the most encouraging outlook. Supplies collected here for winter use are small, dealers are looking for more and taking all that comes to hand or can be engaged afloat, with a great many specials called for, and the amount available appears inadequate to meet the demand. Manufacturers, in fact, seem to have all they can attend to, and manifest a decided indifference about replying to the bids made. We find, however, in many instances, the statement that if fuller prices are looked for negotiations must cease as buyers will have to seek other kinds of stuff, a policy successfully carried out on several orders this fall. We quote at \$10@17.50 for Random of desirable quality, and \$17@19 per M for specials.

White Pine of coarse quality, and also shipping assortments, continues to go out in a satisfactory manner, and in a general way the market is in pretty good shape. There is not, however, that freedom of movement of the upper qualities toward consumptive outlets hoped for, and with uncertainty over the foreign call still prevailing many of the trade are a little nervous, especially as some of the late receipts are said to be available at a cost somewhat detrimental to the interest of holders, who bought and brought through their supplies earlier in the season. On the general range, however, quotations remain about as last named, and there is no special effort to realize. We quote at \$19@21 for West India shipping boards, \$23@20 for South American do.; \$17@18 for box boards, \$18.50@19 for extra do.

Yellow Pine is still selling from the basins and from the yards to some extent, with a gradual reduction of stock, but there is plenty of it left and holders appear very well satisfied to obtain former rates. Indeed random is as weak as ever, and if any more arrives it will have a poor chance. Attractive lots of flooring boards retain a steady position and specials are no lower, though where the latter are not extra difficult there seems competition enough over them to give buyers considerable advantage and prevent addition to cost. Some of the manufacturers who came on here this season "to run the thing themselves, you know," seem to have been quite successful, but the

trouble is they ran it into the ground, and almost out of sight. We quote random cargoes, \$20@21 do.; green flooring boards, \$23@23 do.; and dry do. do. \$24@25.00. Cargoes at the South, \$10@14 per M for rough and \$20@22 for dressed.

Hardwoods retain a firm position for all really fine and choice goods and the supply offering is unequal to the demand, but of simply fine and below there is quite enough available, with an unsettled nominal sort of tone and value. We quote at wholesale rates by car load about as follows: Walnut, \$50@115 per M; ash \$35@45.00 do.; oak, \$40@50 do.; maple, \$30@40 do.; chestnut, \$40@50 do.; cherry, \$40@75 do.; whitewood 1/2 and 3/4 inch, \$30@35 do., do. and do.; inch, \$38@42; hickory, \$35@65 do.

Piling has been doing first-rate this fall and a strong market, with some tendency to further advance, is noted. Consumption seems to have turned out better than expected with large amounts still likely to be wanted, a navy yard job alone showing an outlet for some 10,000@12,000 sticks, and receivers are confident that nothing will have to go into chains this year for want of a market. On average stock about 7c@7 1/2 c. is quoted but 12-inch would reach 8c., and we hear of a recent sale of 3,000 pieces 30 feet and upward at the latter rate.

From among the charters recently reported we select the following:

A barque, Shediak, N. B., to Bristol Channel, deals, 725. 6d.; a Br. barque, 742 tons, St. John, N. B., to Liverpool, deals, 705.; a Br. steamer, 640 tons, Jacquet River, N. B., to London, deals, 855.; a barque, 408 tons, Fernandina to Buenos Ayres, lumber, \$20 net; a barque, 343 tons, Brunswick to Rio Janeiro, lumber, \$20 net; a Br. brig, 298 tons, St. John, N. B., to Cardenas, shooks, 23c., and Pensacola to North Side of Cuba, ex Havana, with lumber, \$9, option of Havana, \$10.50, or Cienfuegos, \$11; a Br. schr., 292 tons, Pensacola to North Side of Cuba, ex Havana, lumber, \$9, if to Havana, \$10.50; a brig, 236 tons, Pensacola to North Side of Cuba, ex Havana, lumber, \$9, option of Havana, \$10; a brig, 278 tons, Wilmington to Point-a-Petre, lumber, \$10.50, and shingles, \$2.25; a brig, 390 tons, Mobile to Sagua, lumber, about \$11; a schr., 266 tons, hence to Jacksonville, general cargo, \$300 net, thence to Martinique, lumber, \$11; a brig, 289 tons, Cedar Keys to Havana, lumber, \$12; a brig, 281 tons, King's Ferry to Barbados, lumber, \$11; a schr., 284 tons, Brunswick to Sierra Leone, lumber, \$16.50; a barque, 347 tons, Savannah to Pernambuco, lumber, \$19.50 net; a Br. schr., 150 tons, hence to St. John, N. B., oak lumber, \$4; a brig, 330 tons, Norfolk to Demerara, staves, \$13; a schr., 250 M lumber, Port Royal to New York, \$7; a schr., 320 M lumber, Darien to New York, \$7.15, free of New York wharfage; a schr., 300 M lumber, East Pass, Apaichicola, to New York, \$9.25, option of Sound ports \$9.50; a schr., 342 tons, hence to Jacksonville, general cargo, and back with lumber, \$11 for the round.

## GENERAL LUMBER NOTES.

## THE WEST.

The Northwestern Lumberman as follows:

CHICAGO.—At the Docks. The season's cargo business is beginning to taper off. For several days, up to last Thursday, the arrivals were very light, a half dozen cargoes being a fair average array at the docks, with only two or three part of the time, and a dozen being the most. The falling off was very marked, making the receipts the lightest of the season. On account of the low freight rates, many vessel men are taking their craft from the lakes.

On Thursday, a heavy fleet was blown in from the lakes and there were in the neighborhood of forty cargoes on the market, sales being very active and prices stiff. Piece stuff that had been bringing high prices all the week took another upward jump. Long dimension had then brought as high as \$14.50, cargoes being sold straight in some cases, the less desirable lengths and sizes being figured at the uniform rate for long stuff, whereas a rebate had usually to be made. Short stuff had been readily disposed of at the prices ruling the previous week. On Thursday, short piece stuff did not go lower than \$10.50, while the long was sold as high as \$15.50. The market on that day was very active, buyers being in anxious competition for the more desirable cargoes. Boards and strips have been firmer, in some cases bringing 25 or 50 cents better figures than last week's quotations. Shingles have been in fair receipt, firm and not slow of sale.

## CARGO QUOTATIONS.

Short dimension, green.....	\$10 00@11 00
Long dimension, green.....	11 00@15 50
Boards and strips, No. 2 stock.....	12 25@14 50
No. 1 stock.....	15 00@22 00
No. 1 log run, culls out.....	17 00@23 00

LUMBERMAN AND MANUFACTURER, }  
MINNEAPOLIS, MINN.

The advance at Chicago on siding, shingles and some other items on the list is merely an indication of a most comfortable condition of trade in that benighted location. The published reports of receipts and stocks last week, and the suppression of shipping figures as well as the usual insinuations of the bear organ that the market was demoralized, had not led anyone to expect another advance in any kind of lumber. St. Louis shipments exceed those of last year an average of nearly half a million, and prices are as firm as would be desired. Stocks are good, but the receipts only keep them whole. The gain in trade comes from a largely increased demand for Southern pine. Large quantities of this wood is shipped to North and West as far as Minnesota and Nebraska. The holding back of the grain crop by the farmers does not seem to affect the demand at any point in the West, and we suggest that if the wheat remains in the hands of the farmers until spring it insures an enormous demand next season. Great complaint is made of a lack of cars at St. Paul and Minneapolis, especially to the Northwest. The season is here when a large part of these cars must be used in carrying fuel to the prairies, which will add to the trouble. There is now a fair chance to come out next spring with a minimum stock of lumber in the country, and there is no possibility of a decline in prices anywhere before next July, and no probability of one occurring there. The increased cost of labor and supplies is equal to 15 per cent. on the cost of logs, and unless they bring more next year than this, the loggers will go without profit. A great army is being hurried to the woods, and much the largest crop ever known will be cut all over the Northwest.

**METALS.—COPPER.**—Ingot has developed no variation in prices, buyers and sellers meeting without much difficulty on a basis of old figures and doing a very fair business. There has been some call for export and a little stock taken, supposed at 18c. On

trade lots we quote at 18 1/2 c. @ 18 1/4 c. for Lake. Manufactured copper in fair average demand and ruling about steady all around. We quote as follows: Brazier's Copper, ordinary size, over 16 oz., per sq. foot, 30c. per lb.; do. do., 16 oz. and over 12 oz. per sq. foot, 32c. per lb.; do. do., 10 and 12 oz. per sq. foot, 34c. per lb.; do. do., lighter than 10 oz. per sq. foot, 36c. per lb.; circles less than 84 inches in diameter, 33c. per lb.; do. 84 inches in diameter and over, 36c. per lb.; segment and pattern sheets, 33c. per lb.; locomotive fire box sheets, 30c. per lb.; Sheathing Copper, over 12 oz. per square foot, 27c. per lb., and Bolt Copper, 30c. per lb. Iron—Scotch Pig makes no serious unsold accumulations. The demand for large parcels appears only fair, but pretty much all the arrivals are found to be placed on contract, and with quite a number of buyers willing to handle jobbing lots, a very respectable business takes place. Prices are also well sustained, and we continue to quote at \$23.50@27.50 per ton, according to quantity, quality, etc. American Pig has not shown much animation on the open market, but in a quiet way business is very fair, and producers manage to keep the greater portion of their output in motion and maintain former rates, especially for the best and well-known brands only marks lacking established reputation selling "off." We quote at \$26.00@27.00 per ton for No. 1 X foundry, \$24.00@25.00 do. for No. 2 X do. and \$22.50@23.50 do. for gray forge. Rails have been rather dull, and there appears to be some disappointment over the condition of the market, with values to a certain degree nominal in the absence of any recent test. The tendency, however, is mainly in buyer's favor. Old rails are in moderate uncertain demand and prices a little slack. Scrap iron about steady, but is called for in only moderate and uncertain parcels to meet the wants of the hour. We quote rails at \$43@46 for steel, according to delivery. Old rails \$27.00@30.00 per ton; Scrap, \$28.50@30. Manufactured iron continues to go out to some extent on contract, but the demand at the moment is limited and uncertain, with a more or less nominal feeling on values, though about the former range of figures is retained. We quote Common Merchant Bar, ordinary sizes at 2.9@3.1c. from store, and Refined at 3.0@4.4c.; wrought beams at 3.9@4.1c. Fish Plates quoted at 3.0@3.1c.; track bolt and nuts, 3/4@3/8c.; railway spikes, 3/4@3/8c.; tank, 3/4@3/8c.; angle, 3.5c.; best flange, 5/8c.; and domestic sheet on the basis of 3/4@3/8c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c less on large lots from cars. LEAD—Domestic pig has been in light, uncertain demand, with the tone of the market weak throughout, and holders in some cases a little anxious to realize. We quote at about 4 1/2 @5c. per lb., according to brand and the size of invoices handled. The manufacturers of lead are steady and quoted: Bar, 6 1/2c.; Pipe 7 1/2c.; and Sheet 8c., less the usual discount to the Trade; and Tin-lined pipe, 15c.; block Tin Pipe, 35c. on same terms. TIN.—On the market for Pig considerable irregularity has been shown but with a general tendency downward under the influence of discouraging advices from abroad and a very light demand here. Valuation for the present are somewhat nominal. We quote at \$20@23 1/4 for Straits and Australian, 23 1/2@23 3/4 for English L and F, 23 1/2 for English Refined, and 23 1/2@23 3/4 for Billiton. Tin plates have developed a somewhat weak tone in the absence of demand for anything outside of jobbing parcels, but holders refrain from any serious pressure to realize. We quote I. C. Charcoal, third cross assortment, \$6.05 @6.10 1/2 for Allaway grade, and \$6.37 1/2 @6.50 for Melyn grade; for each additional X add \$1.25 and \$1.50, respectively; I. C. Coke, \$5.15@5.20 for V. B. grade; \$5.35 @5.60 for Yspiti, and A. B. grade; Charcoal terne, \$5.20@5.40 for Allaway and Dean grade 14x20; \$10.50@11.12 1/2 for do 20x28; Coke terne, \$5.00@5.05 for Glais grade 14x20, and \$10.12 1/2 @10.20 for do 20x28—all in round lots. Spelter in moderately active demand on most outlets and the market rather slack on quotations ranging at about 5 1/4 @5 3/4 c. according to brand, etc. Sheet Zinc in light request and quoted at 7 1/2 @8c. for small lots from store.

**NAILS.**—A number of strong reports are still being made, but quite as great a number admit a weaker tone, and the evidences are that the market loses strength. Supplies and assortments are fuller, and the experience of the larger buyers is that their presence on the market is much more welcome than a fortnight or so ago.

We quote at 10d to 60d, common fence and sheathing, per keg, \$3.65; 8d and 9d, common do., per keg, \$4.00; 6d and 7d, common do., per keg, \$4.25; 4d and 5d, common do., per keg, \$4.50; 3d, per keg, \$5.30; 3d, fine, per keg, \$6.00; 2d, per keg, \$6.00. Cut spikes, all sizes, \$4.00; floor, casing and box, \$4.50@5.20; finishing, \$4.75@5.50.

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

**PAINTS AND OILS.**—There seems to be very little new or interesting on this market. Demand fluctuates in volume somewhat, but rarely runs up into a heavy form, and the aggregate distribution of supplies makes no great increase, if any at all. To meet the market the supply is ample and well assorted, with owners, as a rule, willing operators, and asking only about former rates on the majority of goods. Linseed oil has found a somewhat irregular demand, but the market developed no real animations, and sellers were unable to gain much animation. We quote at about 54@56c. for domestic, and 60@62c. for Calcutta, from first hands.

**PITCH.**—A moderately active demand fairly met is about the condition of trade. Some little irregularity has been shown on values, but the tendency was, as a rule, in buyers' favor. Quoted at \$2.25@2.35 for City, delivered.

**SPIRITS TURPENTINE.**—Consumption is not liberal or extending much beyond the ordinary average at this season. As compared with the available supply, however, the demand makes a very fair showing, and keeps the advantage of the position mostly in sellers' favor, so long as there is no special effort made to realize more rapidly. As this report is closed, the quotations stand about 55@57c. per gallon, according to quantity handled.

**TAR.**—Buyers move somewhat irregularly, and generally only to the extent of their immediate wants, with business still in quiet condition. Holders, as a rule, are willing to operate on a basis of former rates, but resist attempts to reduce cost. 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.