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The Statistics of the Industrial Future.

It is a very common practice of newspaper statisticians to publish figures showing the probable future population of this and other countries, based on the past ratio of increase; but hitherto little attention has been given to the probable future of our great industries. It is, of course, a somewhat dangerous field, for production is far more variable from one decade to another than is the increase in population. Yet, perhaps, it may not be unprofitable to attempt a forecast of the great industrial interests of the United States, based upon the progress made in the past.

In THE RECORD AND GUIDE of November 11th tables were published showing the steady growth of all our productive industries. The figures were given of the annual production of cotton, the cereals, coal, pig iron, lead, copper, quicksilver and petroleum, together with gold and silver. Of course, there were many and great fluctuations, but the increase, counted by decades, was surprisingly large. For instance, in 1852, we mined 5,725,000 tons of anthracite coal, in 1881, 30,262,000 tons. In 1852 we produced 541,000 tons of pig iron; in 1881 4,144,000. Of petroleum, we produced 3,090 barrels in 1859; in 1881 27,264,000; 1,030 tons of copper in 1852 had swollen to 31,000 in 1881; in 1834-5 we produced 1,254,328 bales of cotton, the crop of the present year may run beyond 7,000,000 bales, and in no event can it fall much short of that large figure. In 1840 we produced 84,821,065 bushels of wheat; in 1882 the yield estimated is 520,000,000 bushels of wheat. The corn product in 1840 was 377,492,388 bushels, and forty years later 1,717,434,543. The increase in other cereals was also very large.

These figures are really startling, and would give point to the most resplendent Fourth of July oration. Indeed, Americans are justified in their extravagant utterances as to the splendid future of their country.

In the following we give the production for every tenth year, and venture to estimate, taking the past ratio, what the increase ought to be in 1890 and 1900:

I.—ANTHRACITE COAL.

Year.	Tons.	Year.	Tons.	Inc. in 10 years.	Inc. per ct.
1860.....	9,807,000	1870.....	17,820,000	8,013,000	81
1870.....	17,820,000	1880.....	24,843,000	7,023,000	39

The production of this mineral has increased in variable proportion; for example, in 1881 it rose to 30,262,000 tons, being an increase of 5,419,000 in one year, which is equal to an annual increment of 21 per cent. In this ratio, the production in 1900 would be 123,966,370 tons, a figure which even the most sanguine would scarcely dare to predict. Taking the average increase during the past two decades, the figure in 1890 will be 39,748,800 tons, and in 1900, 63,598,080.

2.—PIG IRON.

Year.	Tons.	Year.	Tons.	Inc. in 10 years.	Inc. per ct.
1860.....	831,000	1870.....	1,696,000	875,000	106
1870.....	1,696,000	1880.....	3,835,000	2,139,000	126

It is impossible to estimate with any degree of accuracy the figure at which this mineral will stand, owing to the possibility of fiscal rearrangements which may effect a revolution in this article during the next generation, but should the proportionate increase be equal to the previous years, the production may be estimated as follows: In 1890, 8,283,600 tons; in 1900, 17,892,576. Should the production only increase half as quickly as during the last ten years, the figures would stand: In 1890, 6,251,050, and in 1900 10,189,211 tons.

3.—LEAD.

Year.	Tons.	Year.	Tons.	Inc. in 10 years.	Inc. per ct.
1860.....	14,000	1870.....	16,000	2,000	14
1870.....	16,000	1880.....	95,000	79,000	493

It will be noticed that the production of this mineral has increased very rapidly since 1870, having been almost stationary from 1852 until that year. The increase from 1860 to 1880 has been 578 per cent., which, if continued in the same ratio, would raise the production in 1900 to 644,100 tons, which is undoubtedly far beyond the mark. The production during recent years has increased at the rate of 7,250 tons per annum, and, taking this more

reasonable figure, the production may be estimated to be in 1890, 167,500 tons, and in 1900, 335,000 tons.

4.—COPPER.

Year.	Tons.	Year.	Tons.	Inc. in 10 years.	Inc. per ct.
1860.....	8,000	1870.....	13,000	5,000	63
1870.....	13,000	1880.....	25,000	12,000	92

The production of copper has increased in a comparatively equal ratio since 1852, the average increase being about 1,000 tons per annum; though in recent years, notably from 1880 to 1881, there was an increase in one year alone of 6,000 tons. Taking, however, the average increase of the past twenty years as a criterion, the production of copper may be estimated as follows: In 1890, 44,250 tons, and 1900, 78,322.

5.—PETROLEUM.

Year.	Bbls.	Year.	Bbls.	Inc. in 10 years.	Inc. per ct.
1860-1.....	2,114,000	1870-1.....	5,795,000	3,681,000	174
1870-1.....	5,795,000	1880-1.....	27,304,000	21,469,000	370

The production of petroleum has steadily increased, having been 2,114,000 barrels in 1861, and 27,264,000 in 1881, showing an increase of about 1,189 per cent. in twenty years, being an average of 59 per cent. per annum. Should the production of this oil increase in the same ratio, it would reach the following figures: 1890, 172,035,840 bbls., and in 1900, 332,893,440. A prospective increase such as this would probably be enough to abolish every vestige of the "bulls" who have for some time been in the market. But the future production of this mineral oil is wholly a matter of conjecture. The news may come any time that the oil region has "petered" out. While the production has steadily increased for the past twenty-two years, still there is no history behind it to warrant even a guess as to the future supply. Should, however, the production increase only a quarter as fast as during the last decade, that is, 92.50 per cent., the figures would be 52,483,200 barrels in 1890, and 101,030,160 in 1900.

6.—GOLD.

Year.	Value.	Year.	Value.	Inc. in 10 years.	Inc. per ct.
1860.....	\$46,000,000	1870.....	\$50,000,000	\$4,000,000	8
1870.....	\$50,000,000	1880.....	\$33,522,000	\$16,478,000	49

Gold has been a decreasing production since 1854, when it was \$60,000,000. In 1881 it had declined to \$31,870,000. It is, however, reasonable to suppose that henceforth our production of gold may largely increase. Within the last six years our railway system has been extended to every important mining region in the Rocky and Sierra Nevada Mountains, and we are likely at any time to open up bonanzas equal to those several times discovered on the Comstock Ledge. We now have the experienced miners, the trained experts, and the organized capital, ready to utilize the labors of the army of prospectors who now swarm over all the mineral regions where gold or silver is likely to be found. Thus, any year the production of gold may double, so that reliable computation is hardly possible.

7.—SILVER.

Year.	Value.	Year.	Value.	Inc. in 10 years.	Inc. per ct.
1860-1.....	\$2,000,000	1870-1.....	\$22,100,000	\$20,100,000	1,005
1870-1.....	\$22,100,000	1880-1.....	45,073,000	22,973,000	103

The production of silver from 1861 to 1871 increased in an unparalleled degree, having been ten times greater in 1871 than in 1861. The increase from 1871-81 is probably a more reasonable basis on which to estimate the future figures, and should the production increase during the next two decades but half as quickly as during the last ten years, that is 51.50 per cent. during each decade, it will reach the following value: In 1890, \$68,293,170, and in 1900, \$91,508,340.

8.—WHEAT.

Year.	Bushels.	Year.	Bushels.	Inc. in 10 years.	Increase per cent. decennially.
1840.....	84,821,065	1850.....	100,164,356	15,343,191	18
1850.....	100,164,356	1860.....	170,176,027	70,011,771	69
1860.....	170,176,027	1870.....	235,884,700	65,708,673	38
1870.....	235,884,700	1880.....	493,549,803	262,665,103	111

It will be observed that the ratio of increase in this cereal has been variable during the last four decades, rising from 18 to 69 per cent., and from 38 to 111 per cent., decennially. This is accountable principally by the good and bad crops alternately. There can be little doubt that the production will increase very largely in the future, and presuming that our agricultural population will advance as in the past, we may fairly assume that the medium ratio between the two last decades may be taken as the prospective increase during the next twenty years, namely, 74.50 (38+111--2=74.50), which would give us the following figures: In 1890, 869,969,519 bushels, and in 1900, 1,518,096,860.

9.—CORN.

Year.	Bushels.	Year.	Bushels.	Inc. in 10 years.	Increase per cent. decennially.
1840.....	37,492,388	1850.....	591,330,564	214,139,176	56
1850.....	591,330,564	1860.....	827,094,527	235,463,963	39
1860.....	827,094,527	1870.....	1,094,255,000	267,160,473	32
1870.....	1,094,255,000	1880.....	1,717,434,543	623,179,543	56

We have calculated this as well as the previous cereal from 1840 upwards, and it will be observed that the rate of increase is the same in the ten years following both 1840 and 1870, and in those subsequent to 1850 and 1860 nearly equal. Taking the mean percentage of the last twenty years, namely, 44 per cent., as the ratio

of increase from 1880-90 and from 1890-1900 respectively, we obtain the following estimates: In 1890, 2,473,105,741 bushels, and in 1900, 3,551,272,267.

These figures may appear impossible to the casual observer, but the estimate for 1900 is only an increase of 106 per cent. on 1880, whereas in the previous twenty years, from 1860 to 1880, there had been an increase of 170 per cent., and it will therefore be seen that we have calculated somewhat moderately, rather than over-estimated, the future production of this cereal. It is, of course, necessary to estimate a smaller ratio, the increase always becoming smaller, proportionately, when the production arrives at a very large figure.

10.—COTTON.

	Bales.	Bales.	Inc. in 10 years.	Inc. per ct.	
1850-1.....	2,415,257	1860-1.....	3,826,086	1,410,829	58
1860-1.....	3,826,086	1870-1.....	4,352,317	526,231	13
1870-1.....	4,352,317	1880-1.....	6,589,329	2,237,012	51

The production of this plant has steadily increased, though owing to the civil war the proportion from 1860-70 was not so great as during the previous and subsequent ten years. Taking, however, the mean increase of the past two decades, namely, 32 per cent. every ten years, which is 19 per cent. less than the increase from 1870-80, we may confidently calculate on the following figures: In 1890, 8,697,914 bales, and in 1900, 11,481,246.

These figures may appear very large, representing an increase of 74 per cent. from 1880 to 1900; but had the statistician in 1860 been told that the production of cotton would increase 72 per cent. during the twenty years following he would never have given credit to the assertion. So far, indeed, from being an over-estimate the above figures will probably be surpassed. Had there been no civil war it is safe to assume that the increase from 1860-80 would have been at least 100 per cent. Should no such disturbing influence intervene to affect the cotton yield of the next twenty years the figures estimated will no doubt be reached.

Our mining and agricultural industries have increased generally in greater proportion than our population, which will be seen from the following table:—

POPULATION.

			Inc. in 10 years.	Inc. per ct.	
1840.....	17,069,453	1850.....	23,191,876	6,122,423	35
1850.....	23,191,876	1860.....	31,183,744	7,991,868	34
1860.....	31,183,744	1870.....	38,555,983	7,372,239	23
1870.....	38,555,983	1880.....	50,155,783	11,599,800	30

From these figures it will be seen that our population shows a decrease in percentage at each decennial period, and presuming that it will increase 30 and 23 per cent. during the next two decades, our population may be estimated as follows: In 1890, 65,202,517, and in 1900, 80,199,095, being an increase of 15,046,734 and 14,996,578, respectively.

The following table presents a synopsis of the calculations we have made in this article, the figures for 1890 and 1900 being, of course, estimates only:—

No. Articles.	1860.	1870.	1880.	1890.	1900.
1 Anth. coal, tns	9,807,000	17,820,000	24,843,000	39,748,800	63,598,080
2 Pig iron, tons..	821,000	1,696,000	3,835,000	8,283,000	17,892,576
3 Lead, tons. . .	14,000	16,000	95,000	167,500	335,000
4 Copper, tons..	8,000	13,000	25,000	44,250	78,332
5 Petro., bbls....	2,114,000	5,795,000	27,264,000	52,483,200	101,030,160
6 Gold, dollars..	46,000,000	50,000,000	33,522,000	doubtful.	doubtful.
7 Silver, dollars.	2,000,000	22,100,000	45,078,000	68,293,170	91,508,340
8 Wheat, bushels	170,176,037	235,884,700	498,549,668	869,969,519	1,518,996,860
9 Corn, bushels.	827,094,527	1,094,255,000	1,717,434,543	2,473,105,741	3,551,272,267
10 Cotton, bales..	3,826,086	4,352,317	6,589,329	8,697,914	11,481,246

The New Apartment Houses.

The demand for first-class suites of rooms, in apartment houses, continues unabated. Every week new plans are filed at the Building Department, some of which contain novelties, if not improvements, upon the apartment houses first erected. It seems to be a settled matter that hereafter a very large proportion of our well-to-do resident population will patronize these vast domestic palaces, erroneously known as Paris flats. Palaces, by the way, is hardly a sufficiently pretentious word to properly designate these stately edifices, for the residences of the emperors, kings and queens of Europe are generally very modest buildings compared with them. Palaces abroad may cover a good deal of ground, yet they are rarely more than four stories in height; some of the most celebrated have only three stories, whereas many of our apartment houses are nine, ten and even eleven stories in height.

One serious mistake has been made by the constructors of some of these establishments. In the anxiety to get a large rental from a small piece of ground, the whole lot has been built upon, the result being defective ventilation and many dark rooms. Under our health and building laws, however, owners are forced to leave a vacant space of at least 10 feet of the hundred in depth. But this has been found insufficient and now the wisest builders of apartment houses are setting aside one-fourth of their ground for vacant spaces, so that every window may look out upon the "open." A careful calculation shows that more rent can be got from a many-storied apartment house, where a generous allowance of vacant space is made, so that all the rooms, parlor, kitchen and bed-chambers can be well lighted and ventilated. There is some danger that the building of flats is being overdone; if so the time

will come when would-be tenants will have a wide liberty of choice. In that event the rooms where the owners have not considered this matter of vacant spaces, will be difficult to let and the suites of rooms which have plenty of light and air will have the call. It has been found that on the ordinary building lot of 25x100 it is unwise to have the structure more than sixty to sixty-five feet in depth. Experience has now demonstrated the fact that the apartment house, however high, should not occupy relatively any more ground than the ordinary dwelling.

The newer residence mansions for many families are a very great improvement over those first built. One feature is particularly worthy of notice: the parlors, reception-rooms, libraries and dining-rooms are differentiated from the kitchens and sleeping-rooms by having higher ceilings and being on a floor by themselves. This is effected in one of two ways: In the duplex system, as it is called, the front rooms of a building have high ceilings; but the back rooms, which are reached by stairs, going down and going up, are smaller, have lower ceilings, and are situated in the back part of the house. By the other system, the person who rents an apartment gets a portion of two floors; on the lower one are his high ceiling rooms, while the next story, with the bed-chambers, have lower ceilings. In this last case, as the entrance is into one of the lower rooms, each suite of apartments is disconnected from all the rest of the building, and, in fact, makes what is substantially a number of complete houses within a larger house. This has several incidental advantages. In a ten-story house the elevator makes but five stoppages, and this saves time; and then there are no hall-ways, and no passing by other people's doors. If one wishes to sleep or study he may retire to the upper rooms, and so not be interrupted by children or visitors. In these apartment houses, also, there are especial attractions for rich people as they can be so arranged that reception-room, parlor, library, dining-room and hallway can be transformed into one great hall for festive occasions. This is a matter of the utmost moment to rich people in so large a city as New York. Owners of ordinary houses can rarely accommodate more than a hundred persons when their visiting list often forces them to invite five to eight hundred to their receptions. The Knickerbocker apartment house suites of rooms, for instance, will accommodate quite as many persons as Delmonico's banqueting room.

We suspect there will be a check to the building of very many more of these immense establishments, but they certainly offer many advantages. Fewer servants are required, the apartments are more accessible and compact, there is less danger from burglars, while the family can leave for the country in the summer without much fear of their household possessions being stolen during their absence. Still it is reasonable to suppose that after all the great majority of people will prefer to live in their own homes.

The Holyoke reception last week brought together a very curious assemblage of clergymen, reformers and philanthropists. Addresses were delivered by Parke Godwin, Rev. Dr. Collier, Prof. Felix Adler, the Rev. R. Heber Newton, and George Jacob Holyoke. Many notable things were said about co-operation at home and abroad, but the meeting was not reported in any of the papers, yet it was a kind of matter which would have been copied in England, and would have interested tens of thousands in America. It is true, co-operation is not as interesting a topic now as it has been, for, despite the enthusiasm of its advocates, it has failed in nearly every instance in this country. It has been the favorite panacea for curing the ills of labor and literally thousands of experiments have been attempted, but in every case without success. In England it has succeeded in only one form, in the distribution of goods through co-operative stores. This was because of the defective methods of retail trade in the large cities. When A. T. Stewart, nearly forty years ago, adopted the one price and cash system, he gave to the public all that was valuable in English co-operation, and made the successful establishment of what is known in England as "the Rochdale plan" impossible. It would be absurd to start a co-operative grocery store in New York, when the large concerns now in existence sell for cash at a trifle above cost, and make their great profits in the sale of liquors by the bottle and demijohn. Co-operation in production and distribution will succeed when ships crews command the captain, and the rank and file of the army the general, but not before. The great business of mankind since the beginning of time has been war, and the proper and effective organization of industries as of the State is that of the army.

It has been customary when a broker has made a sale of a piece of property at private contract for him to bring the purchaser and seller together to sign an agreement for the transfer of the same as soon as the buyer shall be able to ascertain that the seller can give a good title to the property. Upon the signing of the contract the purchaser deposits with the seller a sum of money sufficient to guarantee the fulfillment of his part of the contract, and immedi-

ately thereafter the seller pays to the broker his 1 per cent. commission. Of late it has so often occurred that when titles have been found to be defective the purchaser has been unable to secure from the seller the amount he originally deposited to bind the contract; that habitual dealers now generally refuse to make but a small deposit upon purchasing property by contract. Real estate lawyers, too, refuse to allow their clients to make any but nominal deposits upon purchases of this character. In one case, recently, the purchaser of a house agreed to pay the builder \$1,000 down, but upon going to the lawyer's office to sign the contract, the latter positively refused to allow his client to put up more than \$250. In another instance, involving the transfer of \$140,000 worth of realty, \$200 was all the purchaser would agree to risk as a margin. Now, of course, in cases of this kind the owners almost invariably refuse to pay the broker his commission until the actual consummation of the sale by a conveyance. It certainly seems unjust for a broker, who has perhaps spent much time and labor in getting a sale through, to be kept waiting for his compensation for thirty days after he has completed his work. Why should not the contract money be paid over to a trustee, who would refund if the sale did not go through.

The Use of Building Materials.

No New Yorker can go to Philadelphia or to Boston without wondering anew how the New York "brown stone front" ever came to be. There is nothing like it in any other part of the world. There is nothing like it, unless in direct imitation of it, in any other city of the United States.

There are many brown stone fronts in Philadelphia, and there are a few brown stone fronts in Boston, but in neither of these cities is the brown stone front the typical and vernacular dwelling of the citizen.

It is curious to reflect that there are many men now living in New York who can remember the city when there was not a brown stone front in it. Happy Arcadians that they were. It is more cheering to consider that there may be New Yorkers now living who may live to see the time when no more brown stone fronts shall be built.

Probably the oldest brown stone front in New York is not much more than forty years old. All these dreary miles have been put up within little more than the lifetime of one generation.

It is not mainly a question of the accessibility of material. The Connecticut quarries of brown stone are almost as convenient to Boston as to New York. The New Jersey quarries are almost as convenient to Philadelphia as to New York. Moreover, there is no lack near New York of good beds of brick clay. The Croton and Collaberg brick have always been accessible to New York by the cheapest kind of transportation, and it has not been for want of substantial and presentable material that we have taken to brown stone fronts.

Philadelphians are responsible for the device, or at least the introduction into general use of a material only less objectionable, æsthetically, than the brown stone front in the Philadelphia pressed brick. It is not so objectionable practically, because it is a part of the wall, whereas the brown stone front is only a veneer, which adds nothing whatever to the strength of the wall behind it, and is scarcely competent to carry itself. Moreover, it is generally laid without regard to its natural bed, and consequently chips off after a few years, as may now be seen all over town where men are engaged in roughening the surface of brown stone that has only been in place for ten or fifteen years, in order to conceal the ravages of that brief time.

If we have a precious and beautiful material, too precious to be used as the substance of walls, it is well enough to use it as a facing, framing and supporting it with bond-stones, so as to incorporate it with the wall to which it is attached. But it is perfectly ridiculous to treat common brown sandstone as if it were onyx or porphyry, too rare and costly to build houses of.

But it is worth while noticing that the use of brown stone and the use of pressed brick come from the same notion—the notion that absolute smoothness and uniformity are desirable qualities. Brown stone is a sufficiently tame and characterless material, after it has been weathered for two or three years, even if it is dressed roughly, so as to give some sense of grain and texture. But the commonest use made of it in New York is to build a wall—that is, a veneer, of "rubbed" sandstone, whereby the material loses whatever character it might have, and is reduced as nearly as possible to perfect uniformity of tint and of texture. And this same result is sought, and obtained, in the manufacture of Philadelphia pressed brick. The bricks are so smooth that they are almost glossy, and they are absolutely uniform in color, so that a wall of them is entirely monotonous and uninteresting.

To leave so free-cutting a stone as sandstone as it comes from the quarry, as for example, brown stone is left in the basement of the United Bank building, undoubtedly looks rude and slovenly; but even that is preferable to the inanity—the literally

"trite" character—of rubbed sandstone. But between these extremes there is a wide range. Among the best examples in these several ways of the treatment of brown stone, so far as surface is concerned, are Trinity Church, which has so many excellences, and the Jewish Temple in Fifth avenue. The treatment is not the same in these two examples, but in both the stonework has character, and its treatment avoids the extremes of rudeness and inexpressiveness.

The love of builders for a "neat job" is probably responsible for a common treatment of brown stone in New York. Not only is the surface smoothed out of all expression, but the joints are made as inconspicuous as possible, and that job is considered the neatest in which they are most nearly invisible. This, too, is a mistake. The chief advantage which a smooth stone will have in appearance over a smooth coating of stucco of the same color is that it is jointed—that is to say, that it is evidently a built wall. The stucco man himself feels this to be an advantage, and covers the surface of his stucco with absurd imitations of joints where no joints are. Meanwhile, the mechanic who is actually building a stone wall tries to make hair line joints and to give his structure the appearance of a smooth coating of stucco. A wide joint is thought to look slovenly. Of course, it may be wide enough and uneven enough to look slovenly, but the commoner mistake is on the other side. The joints and the bonding ought to show, without being obtruded, so as to express the structure of the wall. And this sense of structure is helped by a slight inequality of color in the stones themselves. One of the most beautiful building materials found in this country is the "Roxbury pudding stone," of which many churches in Boston are built, among others the First Unitarian Church, the Brattle Street Church, the "new Old South," and a beautiful church by Mr. Upjohn, the name of which escapes us. And this material owes much of its charm to the play and variation of color in the separate stones, so that while the whole wall is of one general tone, the sense of masonry is never lost.

Practically, the very narrow joint has serious disadvantages in stonework, since the bedding of the stones is scarcely ever so exact as the joint at the front asserts, and consequently the weight of the wall is not fairly divided, but there is a tendency to concentrate it at the front with the result of chipping and spalling.

The overwhelming desire for a "neat job" has also done mischief, as we have said, in brickwork. A pressed brick wall is a monotonous thing, when brick is used alone. It shows only mechanical precision and exactness, and these qualities become very tiresome when they are exhibited for their own sake and not as means to an end. A slight unevenness, in texture and in color, helps the look of a wall, and it is the aim of the maker of pressed brick and of the builder to avoid the slightest unevenness. The best looking brick walls, except in the perverted eyes of bricklayers, are those in which the unevenness appears, that is to say, those which are built, not of pressed bricks, but of common bricks, chosen for color. To an artistic eye, for example, the wall of the recently completed addition to Mr. Hunt's *Tribune* building, which is built of selected common bricks, laid in cement, looks better than the face brick used in the principal fronts of the building, although the face brick is relieved of much of what would otherwise be its monotony by the free use of granite in combination with it. The jail attached to the Jefferson Market court house is built of selected common brick, while the court house itself is built of pressed brick, and the superiority, in this respect, of the jail must be evident to everybody who has looked at the two together.

A yet more striking instance is furnished by the new Casino, one of the most admirable pieces of brickwork in New York, and the more interesting because there is no stonework worth mentioning, but the whole building is of burnt clay. The brick used here is Collaberg and Croton brick, very carefully selected, and used in the lower walls in alternate bands. The work has in consequence a beauty of color, and a beauty also of texture, which cannot be attained by the use of the more fashionable material.

The Baltimore pressed brick, used in the Stevens House, at Fifth avenue and Fifty-seventh street, has a better color than the Philadelphia brick, but has the same fault of monotony and smoothness in surface.

Perhaps the best brick now made in this country, however, is that made at Cambridge, Mass. The size is that of "Roman brick"—that is, each brick is a foot long instead of eight inches, and in voussiors even this dimension is considerably exceeded. The makers seem perfectly to have overcome the difficulties of manufacturing these large sizes, and they have certainly produced an almost "perfect brick," with more visible texture than the Baltimore and Philadelphia bricks, and of an excellent color, a very dark, almost purplish red. This material has been used in "Sever Hall," in Cambridge, in combination with a chocolate-colored brown stone, and in the "Oakes Ames Memorial Hall," at North Easton, in combination with a very dark brown stone from Longmeadow and with red granite, in both cases with eminent success.

It is to be hoped some New York architect

opportunity to introduce it here in a large building, for which its advantages are most manifest.

It is to be hoped, at any rate, that our builders, as well as our architects, may come to see that there are other and more desirable expressions to be secured even in a flat wall than that of a "neat job," and to forego monotonous masses of rubbed brown stone and pressed brick.

Our Prophetic Department.

INVESTIGATOR—What is your diagnosis of the disease which seems to be afflicting the business world? Is there not enough and to spare of everything? Are not our crops superabundant, our warehouses filled with goods, and all the machinery of commerce in such a shape as to facilitate an interchange of products? Why, then, is business depressed, money scarce, and the stock market demoralized?

SIR ORACLE—There are two controlling reasons for the present condition of things: one is, the verdict of the people at the recent election, that our tax and tariff laws must be so amended that we can produce goods in the future cheaper than we have done in the past. This affected pre-existing values injuriously. Then, the great crops of grain and cotton all over the world was another blow at prices, for cheap food and raiment involves in time production at a lower range of values. These, I take it, are the two controlling influences which account for the depression this fall in every department of business.

I.—Do I understand you, then, as regretting the verdict of the people given at the polls this fall?

SIR O.—Not at all; the change was certain to come, and it is amazing that we have escaped a depression caused by a tariff discussion for so long a period. Our present tariff is a legacy of the war. It was passed after the Southern members had left their seats to join the insurrection, and no one at the time supposed it would outlast the rebellion. But over twenty years have elapsed since the enactment of these high duties, which has had the effect of utterly destroying our commerce, and converting American harbors into ports for foreign shipping. This state of things has been humiliating to every American; and, as I have already said, it was simply a matter of time when the country would revolt and demand the restoration of our mercantile marine. But the business world instinctively realizes that while this change was being effected, business would necessarily suffer. It was this state of feeling that elected Garfield over Hancock, though I am inclined to believe that had the Democratic party, in the last Presidential election, made an appeal to American pride, by pointing out the contemptible inferiority of our shipping in every port of the world, Hancock would have been elected.

I.—But I see the *Tribune* and other papers argue that there can be no change in the tariff because the new House does not meet till December, 1883, at which time the Senate will be divided in politics, and the President presumably on the side of the protectionists.

SIR O.—I don't care how the Senate or the President stands. It is in the air that we *must* have a change in our tariff, and a change there will be. There is a logic in events far more powerful than popular votes or legislative majorities. The negroes to-day have equal rights with the white man, but it is notorious that every time the popular vote was appealed to in the several States, a large majority was cast against negro suffrage. At the time the universal suffrage amendment to the constitution was adopted, I doubt if there were three States in the Union which would have endorsed it at the poles; but public opinion, reinforced by the logic of events, decreed it despite the many-headed monster who held sway at the ballot box. The business world realizes this to-day in the matter of the tariff. All the internal taxes, except those on liquor and tobacco are to be abolished, and import duties scaled. This means cheaper goods, and a loss on all stocks on hand. Yet I see the newspaper idiots persist in attributing all the trouble to the railway war in the northwest, the high price of money and manipulation. Of course, money is tight when production is checked, and prices are going down. No sane business man invests on a falling market, in other words, he will not pay out ten dollars with the prospect of getting seven back; that is why money is tight.

I.—But surely an abundant crop ought to be a good thing in itself, and help to relieve the situation?

SIR O.—The great food and cotton crops of the world in 1882 will finally prove beneficial to America and Europe, but their first influence has been detrimental to trade. Agriculturists the world over are just now suffering from over-production, they have grown more food than the world can use at present. There is a panic in all the grain markets of Russia. Farmers at home and abroad cannot sell their grain at remunerative prices. Hence, they will not be in the market as customers to the manufacturers. They will not buy so much clothing, will deny themselves all luxuries, and, worse than that, they will not need so many tools, and hence the depression of

J.—You have often quoted Benner's prophecies. He was right, then, in saying that the price of iron was the key to the industrial situation. When there was a demand for crude and manufactured iron, trade was in a healthy condition, and prices advanced, and *vice versa*.

SIR O.—Yes, Benner was right; there will not be so many tools required or so much iron used during the coming three years as during the past three years.

I.—What, do I understand you, then, to say that the hard times will continue till 1885?

SIR O.—Benner, as you know, made a forecast of the price of iron from 1875 onward. He foretold that the lowest price would be in 1877, and the highest in 1880-81. So far he was right. He further predicted a depressed market after 1881, till about 1886; when there will be a revival in prices, subsequent to which a furious speculation will set in, to be followed by a fearful crash in 1891. It is yet to be seen whether time and the event will bear out his forecast.

I.—But surely you do not look forward to a continuance of the depression in business?

SIR O.—That depends, I think, upon the state of our foreign trade. If we can export more than we import, and establish a flow of gold to this country, I expect to see much better prices after the holidays. Secretary Folger, however, and Wall street are doing all they can to keep up the stock panic.

I.—What? I thought the Secretary was doing all he could to relieve the market by offering to prepay bonds under the several calls?

SIR O.—The Secretary means well, of course, but were he to let the market alone, we should have had a sharp crisis in stocks, and high rates of interest would have obtained, so that money would have been attracted not only from the interior, but from Europe also. But Secretary Folger's remedies have been like the opiates of a physician, which may relieve the patient from immediate pain, but finally result in aggravating the disease. I think our troubles would have been over and a better state of things prevalent had the Secretary paid less attention to the Wall street "bulls."

I.—You look, however, for some improvement next year?

SIR O.—I do; indeed I expected that the close of November and the beginning of December would see a recovery of prices, but the last weeks of the year are always either dull or "bearish" for several obvious reasons. Call loans are withdrawn by banks, trust and investment companies to meet the January payment of dividends; there is also an extra demand for currency to move corn, cotton and other products. Then December is the month in which municipal and State taxes are paid in nearly every State in the Union. This amounts, in the aggregate, to a vast sum, which is withdrawn from the market at a time the money can be least spared. But after January 1st, the conditions are reversed. Professional people send in their bills; savings banks, trust companies, manufacturing corporations, and the government itself pays out its interest or dividends. The exchanges, too, from every quarter turn in favor of New York. Hence the traditional January rise, which, however, this time may come somewhat later. Navigation is now closed, and on December 1st the higher rates come into effect on the East-bound freights. There is an immense business to be done because of the great crops, and thus it seems to me the market is a purchase for those who have a sufficient margin to tide them over in case of a panic.

I.—You do not, then, apprehend a panic?

SIR O.—The unexpected is what generally happens. There is such an apprehension of a panic that it is almost safe to say one will not come.

Twenty-third street is to have two new theatres—one on the north side, between Sixth avenue and Broadway, and the other on the south side, between Sixth and Seventh avenues. Rumor also has it that still another new theatre is to be erected on Broadway, near Twenty-third street. This cross street seems to have a splendid future; and it now seems likely that, within the next ten years, it will be given over to business purposes from Fourth to Eighth avenue. It will be a somewhat different street from Fourteenth. The shops will be more showy, and the places of amusement will increase the number of costly restaurants and bar-rooms. It seems probable that Forty-second will be the next of the cross streets to be improved into an active business thoroughfare. What it needs at first, however, is a street railroad.

The court proceedings in the elevated road cases, and in the recent telegraph company decisions, show what a set of botches are our high-priced and so-called distinguished lawyers. They are paid extravagant sums to draw contracts and agreements which conform to the law, yet when brought into court these latter prove void, both in essence and form. The bills of these people against the companies they profess to serve are enormous, and are only equalled by the magnitude of the folly, or worse, of the schemes which they persuade their employers to undertake.

Over the Ticker.

THE New York Mining Board is again talking of dealing in railway securities, under the London plan of making deliveries in ten share lots. If this were done, it would be a blow at the "bucket-shops."

THIS "bucket-shop" nuisance, by the way, is growing. According to the testimony before the Legislative Committee now in session, not only are stocks dealt in by small street gamblers, but grain, provisions and cotton. Would it not be better for some legitimate board, with a regular membership, to deal in small lots, rather than have this minor stock-gambling, outside proper supervision?

"BUCKET-SHOPS" cannot be suppressed, except by opening some regular channel for dealings by small operators. The large dealers speak with great contempt of the small speculations of these puny rivals, but, after all, there is not much to choose between the morals of the railroad magnate and the blackboard operator.

SPEAKING of blackboards, several of the regular brokers have them in their offices for the information of their customers. It is really a matter of interest for a dealer to be able to see at a glance the course of the market, from its opening to the close. One cannot very well judge of the drift of things, unless he has before him visibly the quotations made during the day.

CORN, now that cold weather has come, must from this time forth be rapidly shipped east and to Europe. There is only about 4,000,000 bushels in sight at all the grain depots against 24,000,000 bushels last year, and 16,000,000 bushels the year before, but the new corn is coming in an avalanche from all parts of the West to Chicago, and soon the East-bound freights will be enormous from this cause alone.

AFTER January 1st, the banks, trust companies and many private individuals will be free sellers of Government bonds, which were purchased to escape taxation. It is this change of investment which has much to do with the gaining rise each year. The very low price of stocks, and the excellent prospect for large dividends will probably induce great changes in investments from Government bonds to dividend-paying railway securities. Vanderbilt's example will be imitated.

WAR will now be declared between the Mutual and Western Union. President Moore says that hereafter it will be war to the knife. Now for rate cutting to all the principal cities of the Union, and an active speculation in the telegraph stocks.

AT one time seats in the Mining Board sold for over \$3,500. They can now be purchased for about \$500. The seats of the New York Board are scarcely quotable.

HORN SILVER, which sold as high as twenty dollars a share, and was firmly held, has fallen to \$4.75, or about the amount of the yearly dividends. No wonder people are sick of mining shares, when even the best of them always go down and never go up.

A Great Partition Suit Held Invalid.

Editor RECORD AND GUIDE:

Real estate circles in New York are at present very much agitated over a recent decision of the Court of Appeals, upsetting the partition of what is known as the Hopper farm property, and invalidating the titles of about a thousand improved New York City lots. The property stretches in an irregular form from Fiftieth to Fifty-fifth street and from the Sixth avenue to the North River. It originally belonged to John Hopper, and was partitioned under his will in 1865. Prior to that time one of his heirs had gone into bankruptcy under the act of 1841, but the lawyers conducting the partition thought that his interest by the will was not alienable, and so did not pass to his assignee. On this account the bankrupt, and not the assignee, was made a party to the partition and his portion of the property, being one-twelfth, was set apart to him, and he took possession of it as the absolute owner.

Three years later the assignee, who had never heard of the partition, sold out the interest of the bankrupt by order of Judge Blatchford, and conveyed it to the purchaser under the description of the right, title and interest of the bankrupt in the Hopper farm. The purchaser, upon a subsequent examination, became satisfied that the partition had been a fair one. He accordingly accepted it and began suit to recover the lots set apart to the bankrupt. These suits were at first defended on the ground that, under the will of John Hopper, nothing passed to the assignee and consequently that he had nothing to sell. This question the Court of Appeals passed upon in 1877, holding in favor of the assignee and against the bankrupt.

This decision worked very little inconvenience at the time, for, although the bankrupt had conveyed some of his lots by warranty deeds, they

were held by less than a dozen persons all told, and the bankrupt, having inherited other property to a large amount, his warranty was good.

As to the rest of the property hardly anyone expressed a doubt. It had been set apart to the other heirs, whose title was unquestioned, and they sold it to several hundred purchasers by whom it has been, to a large extent, covered with valuable improvements. In 1876 the partition had been attacked by the Union Bank, claiming under a mortgage from a brother of the bankrupt, the bank insisting that it was not bound by the partition, because not a party. At that time the Court of Appeals unanimously decided, Chief Justice Church writing the opinion, that the partition could not be disturbed as to the portion set apart to the other heirs, who had good title. Under this decision, coupled with the fact that the purchaser from the assignee confined his claim to the lots partitioned to the bankrupt, the other lots have ever since been freely sold and mortgaged.

Now, six years later, comes a new decision of the Court of Appeals, which, like an earthquake, upsets the title of every purchaser in the whole tract of over fifty acres. It was rendered in a second action brought by the purchaser from the assignee, and holds that he cannot adopt the partition but must take a twelfth of every lot.

The reasoning of the Court seems to the lay mind a little peculiar. It is, that the assignee ought to have affirmed the partition, if he intended to do so, within a reasonable time, because such a right should not be kept alive to vex innocent parties, and that when he sold the right, title and interest of the bankrupt in the Hopper farm it was equivalent to a disaffirmance, and his purchaser could not afterwards affirm it. This may be the law but the hundreds of innocent purchasers, who are now threatened with the loss of one-twelfth of their property, would probably adopt a different line of argument.

They would say that, if the assignee intended to disaffirm the partition, and break up the whole title, he should have done so at once, before the outside lots were sold. That he should not be allowed to keep the right of disaffirmance alive and after the lapse of so many years come in to deprive them of property purchased in good faith.

However, the Court has decided the question and, unless it sees fit to reconsider the decision, the property owners will have to acquiesce in another illustration of the uncertainty of the law.

There is another feature of this decision making it a peculiar hardship to some of the holders of this property. The sale by the assignee was made under an order of Judge Blatchford, just as every sale in the Bankrupt Court has been made in this District.

The Court of Appeals now decides that the United States courts misconstrued the bankrupt act of 1841, and that the order of sale was void. Of course, if this is good law, every other sale in bankruptcy also is void. As a great deal of real estate passed by such sales, the effect of this holding would be to upset all such titles also.

This question is one, however, that ultimately would have to be decided by the Supreme Court of the United States, which alone can determine whether the decisions of the United States courts, or that of the Court of Appeals, is correct as to the bankrupt act. Meantime, however, what is the position of the owners of the property affected by such sales? In the present case, for example, Judge Blatchford, and, after him, Judge Choate, have decided that the sale by the assignee is valid, and that his interest in the Hopper farm passed to the purchaser.

The Court of Appeals decides that it is still in the assignee, and should be resold. It will require some years to obtain a determination of the United States Supreme Court as to which is correct, while the final result to the present holders will be the same; for they will lose one-twelfth of their lots whichever way it is decided.

L.

REMARKS.

We publish the above without having had time to verify its statements. It comes under the heading of "Exceedingly Important, if True." A decision of the Court of Appeals, written by Judge Tracy, has been furnished to us, which seems to bear out many of the points in the above article. If the decision has the effect outlined above, the case must be reopened, as no judicial body could ever dream of the sweeping character of the decision as rendered, or its disastrous effects on private interests. Then, for a State court to nullify the action of the Supreme Court of the United States is absurd on the face of it, for if this decision holds good, 2,513 sales of real estate under the orders of the Bankruptcy Court, are invalid.

EDITOR.

That Old Post Office Site.

It having been reported that Congress at its next session would be called upon to investigate the recent sale at auction of the property known as the old Post Office building, on Nassau street, by Secretary of the Treasury Charles J. Folger, Mr. Orlando B. Potter, member of Congress elect from the eleventh district, was called upon to get his views upon the matter. Mr. Potter said: "I have not heard anything about any proposed investigation into the manner in which the recent sale of the government property on Nassau street was held, nor do I believe any such investigation will be commenced. In my opinion the sale was a perfectly fair one, although the terms of sale were anything but liberal and precluded the possibility of any number of bidders participating, as no individual, though he be as rich as Mr. Astor, keeps \$650,000 in idleness so as to be able to pay cash down for such a piece of property as that. I have a high opinion of Mr. Folger, a higher one now than before the last election, for he led his party like a man when he saw sure defeat staring him in the face. I believe in criticising public men, yes and assailing their character, too, when it is crooked, but I think it would be little less than cruel to charge Mr. Folger with any underhand dealings in connection with this sale. If, as is alleged, the Secretary of the Treasury consulted with Mr. Andrews, who is an officer of the institution which purchased the property,

knowing that they were going to be a bidder upon the same and, notwithstanding the fact that he was perhaps his oldest political friend, he committed an indiscretion. The proper plan to have pursued would have been to have consulted some well known real estate auctioneer, say Mr. Ludlow, for example, as to the mode of conducting the sale and as to what terms would be most advantageous to the government. In my opinion, if proper time had been given for the completion of the sale, the property would have realized at the lowest computation three-quarters of a million of dollars, and if it had not been that I was so busily engaged at the time the property was sold I might have been among the bidders." Mr. Potter is mistaken. All court sales must be for cash, and any responsible party could have got the money for such a purchase from any of the great money lending institutions.

Concerning Men and Things.

[Contributed by an Ex-Editor.]

I see the *Sun* republishes some extracts from this column, but credits them to THE RECORD AND GAZETTE. Mr. Dana ought to overhaul his proof-reader. Mentioning the *Sun*, recalls the fact that among its editors are several exceptionally clever people, of whom, after Mr. Dana, John Swinton is the best known. The latter gentleman was originally a medical student, who, somehow or other, drifted into journalism, because of an hereditary predisposition for literary pursuits. His brother, William Swinton, became noted during the civil war as a correspondent who could give a connected and brilliant account of a battle or campaign. Of late years he has been making a fortune by writing text books for colleges. John Swinton first became known in this city as a contributor to the *New York Times*. Henry G. Raymond, always quick to discover journalistic ability, made him his managing editor. After the death of Raymond, changes occurred in the office which were not to Mr. Swinton's liking, and he severed his connection with the *Times*. For some years he was an outsider, and a sort of "free lance," but in time he became connected with the *Sun*, where he was eventually appointed to the same position which he had formerly held in the *Times* office. John Swinton has a dual personality; as an editor and writer, he is one of the most conservative of men, while in his utterances on the platform, and in documents bearing his name, he is the most radical of the radicals. Mr. Dana, as did Mr. Raymond before him, holds Mr. Swinton in high regard, because he can always be depended upon to advocate the editor-in-chief's views, rather than his own, in the columns of the journal which he serves. In addressing the working people, Mr. Swinton declares himself opposed to the existing orders of things. He is a friend to the people, a socialist; indeed, he has gone so far as to sympathize with the Nihilists and their methods. Yet, pen in hand, at the *Sun* office, he becomes cautious and conservative, in other words, he sinks himself and his personal views in his professional duties. Mr. Swinton is really a very brilliant writer, and some of his published speeches in advocacy of the labor cause are very powerful productions.

It is a question for moralists as to what an editor should do when he is asked to advocate views to which he himself does not assent. I was a member of the *Herald* staff during the Buchanan and Fremont campaign. The elder Bennett sustained the "Pathfinder," and the *Herald* carried the Fremont banner to the close of the poll; yet only two persons on the staff voted for Fremont. I have myself edited Democratic as well as Republican journals; yet I can honestly say that I never wrote a line about politics which my judgment did not approve. Neither party is entirely right or entirely wrong. A conservative and a liberal party are essential to all free governments, and I hold that a journalist could contribute at the same time to a Democratic and Republican journal, not only without stultifying himself, but in entire good faith to the papers he served and to his own conscience.

"Rigolo," of the *Sun*, is the *nom de plume* of N. B. Theiblein, whose "In And Out of Wall Street" on Monday morning is so widely read in the street. This gentleman is a Frenchman by birth, and was a man before he knew our language; yet his English style is better than nine out of every ten of our native journalists. He was, however, trained in a good school, for he commenced his journalistic career on the *London Pall Mall Gazette*, and was subsequently the *Herald* correspondent in Spain during the Carlist rebellion. He has since written a book about Spain and its people, which deserves to be better known than it is. In addition to his special contributions to the *Sun* he is the chief owner and editor of the *Hour*, one of the best written periodicals of the day, though to my taste a little too English in its matter and make up to suit the American public. Mr. Theiblein is a well known figure in Wall street, and a very large operator generally on the "bear" side. He usually lands on his feet, but were the "street" to go against him he has an unfailing resource in the large revenues of the *Hour*.

I knew N. F. Whiting, late financial editor of the *Evening Post*, quite well. He deserved all the kind things said about him in the daily papers. He was a conservative, intelligent and, above all, an honest man. But why should he have died? He was a picture of health; and if a physician were to pick a man out of a crowd as likely to live a long life, he would have been the one selected. The New York press is not well served in its financial columns. The reporters generally are neither honest nor intelligent; but that is the fault of the proprietors, who pay poor salaries, and then suspect their employees. The Wall street journals have a field because of the inadequacy of the large dailies; but they are generally run in the interest of some leading speculator. James R. Keene and Jay Gould are the greatest powers in the purchasable press.

Many unsightly windows in bedroom or hall doors are concealed by the colored paper now so successfully made in imitation of stained glass, or they are simply covered with a piece of deep-colored danascene paper, upon which raised paper figures have been carefully pasted, giving an appearance of relief.

A Talk on Brooklyn's Mayor.

[Brooklyn correspondence of THE RECORD AND GUIDE.]

I recently met a person familiar with Brooklyn affairs—with what is called "inside views." He has had large experience in public matters and has held high office. He is a Republican, and he took a very gloomy view of the future of his party, not only in the State, but in the City of Brooklyn. But surely Mayor Low is a tower of strength to your party in local matters? His administration has been successful and he is unstained. He replied: Mr. Low is just as selfish and short-sighted as other politicians. Intent upon the realization of his own plans he loses sight of all else. His policy, as he calls it, received a severe check in the last election and in my opinion his prestige can never recover from the defeat of the city ticket, which he took care to advertise as peculiarly his.

But wasn't the ticket a good one? No, it was not. Both Forman, the candidate for comptroller, and Hacker, the candidate for auditor, are weak men, aside from their strength with the people. Mr. Low was in search of mere tools and he found them and found a convention weak enough to nominate them. Had they been elected they would have counted out Mr. Low's aims and taken his orders in a blind, mechanical manner, regardless of the public weal.

"But Mr. Low has no aim in office outside of the public good?"

"Do not be too sure of that. For some reason or other Mr. Low is very anxious to please certain railroad men—the best known of whom is Mr. Austin Corbin. You will remember that the Young Republican Club first brought Mr. Low forward as a candidate for Mayor. Now the strongest and most cunning man in that club to my mind is a certain Mr. Maxwell. Mr. Maxwell is closely associated with Corbin and his railroad schemes, and, as a matter of fact, he is vice-president of the Long Island Railroad Company, of which Corbin is the principal owner. Mr. Maxwell works out Mr. Corbin's schemes in practical politics as far as Brooklyn is concerned."

"To what does this lead?"

"Just this. Corbin and his associates are desirous of controlling the bridge so as to obtain the franchise for running trains across it. They elected a mayor of Brooklyn in Mr. Low subservient to their wishes and one who was pledged to carry out their schemes. At the last election they attempted to elect a comptroller and auditor who would second the mayor in this regard. They failed. The people did not want a railroad boss and Mayor Low has colleagues not slaves in the appointing power."

"But isn't the mayor sincere in his desire to reform the bridge management?"

"It is all a means to an end. The aim of all these manoeuvres is to obtain a majority of the trustees to award the railroad franchise to Corbin and his associates, one of the most valuable franchises ever awarded."

"Isn't Corbin a Democrat?"

"Yes; nearly all the railroad kings are Democrats by profession, but they use Republicans to further their ends. They do not care to what party their tools belong, as long as they find them useful, and, unfortunately, the Republican party has hitherto been most useful to the monopolists. By the way, an episode of the last campaign shows how true Corbin's railroad people are to their friends. Mr. Alfred C. Chapin is a Democrat, but he is also the friend and attorney of Mr. Corbin, and rumor has it that he will shortly be that gentleman's son-in-law. Chapin was elected last year from a strongly Republican district to the Assembly. The Young Republican Club, controlled by Mr. Low's friend and Mr. Corbin's friend, Maxwell, endorsed Mr. Chapin, and its members worked like beavers for him. The ground taken against his opponent was that he was a "stalwart," and had spoken disrespectfully of President Garfield at the time of his assassination. This year, a member of the Young Republican Club was nominated by the Republicans of Chapin's district. The Young Republican Club did not hesitate. Mr. Chapin, the Democrat, was endorsed by the Young Republican Club, and he was elected. Mr. Maxwell and Mr. Corbin wanted him in the Legislature. He is devoted to the realization of their schemes, though outside of them he appears to be a clear-headed and honest young man. Mr. Low was for Mr. Chapin, as otherwise the corporation counsel would not have taken the stump for him."

"How will the bridge investigation result?"

"I don't know, but I do know that Kingsley and Stranahan and Murphy are keen men, and Mr. Low will have to be very careful if he is not caught in his own toils."

"Will Mayor Low be re-elected?"

"I don't think so. If he is a candidate next fall, Boss Maxwell and the Young Republican Club will be for him, and he will get Democratic votes, but not enough to make good the losses of Republican votes which he has alienated."

"You do not mean so say that Mayor Low has a Boss?"

"Not exactly; but Maxwell can do with him what no one else can do, and to mold public officers to their will is the function of the 'Boss.'"

CECIL.

STAINED GLASS.—Under the head of stained glass windows, comes both real painted or stained glass and mosaic work. The former is plain glass painted with vitrified colors, and subsequently subjected to a degree of heat sufficient to soften the glass and allow the colors to amalgamate. Figures, often life-size, are generally chosen for the subjects of these windows, the conventional designs of the new school being well adapted to produce the desired striking effect. Mosaic work is capable of almost infinite variety, and very beautiful and impressive results. The process is simple and is merely the fastening together by lead of small pieces of colored glass in a manner generally conventional. The whole window is held in an iron framework. The art of this consists in the quality and arrangement of the colors and the originality of the design, and for this reason is preferred by many to the stained or painted glass. The glass for the mosaic work is obtained in colors varying from pure white through the richest, as well as the most delicate shades, to tints so deep as hardly to transmit any light whatever.

Household Decorative Items.

—A charming effect is produced by a glass screen, upon which are painted pond lilies which seem to be floating in water.

—Fashionable shades are of cream-colored linen with a bordering of drawn work, and are finished off by knotted fringe cord and tassels.

—Brass scones for the mantel are to be in fashion this winter, and form a fitting accompaniment to the decorative brass work of fireplace, fender and andirons.

—The grouping of Miss Caroline Townsend's lilies for the hanging of a single door is very fine, but much of the effect is due to the shaded surface of the material.

—Lively little figures in terra-cotta ware may be seen in all the fancy stores. In some the workmanship and coloring are extremely beautiful. They are in every variety and in every price.

—Picture frames of hammered brass are exceedingly handsome. Many such are imported from Belgium and England, and they are likely to be much used for photographs, panels and the like.

—The latest novelty in decorative work has been in hammered brass. Classes are now forming for instruction in this art, and hammered brass plaques are to form a novelty in Christmas gifts.

—Hall lamps are now square in shape and made of beautifully-designed colored glass, each panel being different. Usually they are mounted in brass and suspended by a short chain or pole of twisted brass.

—For a banner screen a new idea is a design on discs. These are cut out in satin and applied on to deep-toned plush or velvet, while designs of flowers or fruit are worked upon them in filiselles or crenels.

—Fashion demands that chairs in a parlor or reception room shall be odd—no more than two exactly alike. A cabinet for bric-a-brac is also de rigueur, and the newest lounge is a sort of æsthetic tete-a-tete.

—Panels are now seen in white silk with grotesque or fanciful figures sketched in water colors. They are hung over screens or doorways in an insouciant manner, and are pretty enough for awhile, but they soon fade.

—Chandeliers are almost universally seen in a combination either of brass and porcelain or brass and cut-glass. Usually the brass is in half relief, and when glass is used with it is in the form of cut drops or pendants.

—Screens for the parlor are now more usually of solid materials than in decorative needlework. Stained and opalescent glass, embossed and tooled leather, iridescent glass and fine-drawn wire-work are all framed for this purpose.

—A beautiful ornament for the centre table is a large crystal ball mounted upon a small spiral pedestal. It catches and reflects the light and forms a wonderful radiator.

—Tester bedsteads are coming into favor again, and in some cases the old style of richly-worked paper is used for the lining of the canopy. We are threatened with a revival of heavy woolen draperies, with all their unwholesome influences in bedrooms.

—The fashionable style for portieres is not to have them hung from rings from the pole, but thrown over it in such a way that one side shall turn back and fall over in the shape of a valance. When well done, this fashion of hanging is graceful and effective.

—Bevelled mirrors are framed in white velvet upon which scattered designs in raised stitch are applied on. The effect is very handsome. Or, framed in white velvet, relief is afforded by the introduction of a narrow band of deep-toned plush between the border and the glass.

—Bureau covers may be made of crash, a design of leaves and flowers being generally worked in linen floss. They can be washed, and on this account have much to recommend them. The work is usually solid, and they are finished off by an insertion of drawn work and fringe.

—A water-proof paper has been introduced in Paris designed to be spread on the walls of new houses to keep the dampness from coming into the rooms, a contrivance which may be especially useful in Paris, where, from the nature of the building materials used, a new house cannot be safely inhabited for several years.

—A novel decoration for the unsightly transom windows which disfigure so many rooms in city houses, is made by filling in the space with deep-colored damask paper, upon which handsome raised paper figures are laid. The figures, which are of every variety, can be bought singly for 25 cents at any of the leading wall-paper and decorators' establishments.

—Marvellous effects of chasing in colored silver are produced as ornamentation upon liquor flasks of hammered silver. Holly leaves and berries are among the designs for the Christmas in season, and is specially adapted for a Christmas gift to a gentleman, but there are others in which the most delicate leaves, and richest tints of the forest are copied with exquisite truth and fidelity.

—Among the holiday specialties are lamps of burnished copper, the color of chocolate, in the form of magnificent Japanese vases, with wonderfully fine hammered and chased ornamentations, and applied finish in old silver. The glass shades are tinted and painted to harmonize with the original form, such dark rich tone of the general design, which is one of the latest productions of the Gorham Silver Company.

—Unique, but less costly are castor sets of English bottles in antique pottery, mounted in sterling silver variously colored, and set upon small dull, finely chased trays of Gorham plate. There are salad sets of only two bottles in Etruscan forms, such condiment sets without the salad bottles, there are also sets which comprise the bottles for salad oil and vinegar, and condiments also, including a quaint red pepper bottle, with special spoon.

—The embroidered hangings in view at the Ladies' Art Decorative rooms in Twenty-first street are attracting deserved attention. One piece of work designed by Mr. Coleman is decidedly the best thing in color that

has been turned out by the society's workshop. It is called the Hazle-nut pattern, and produces a wonderful effect of golden brown color and shading, while there is genuine subtlety of expression in the prime introduction of the rose in the background.

—A novelty in plaques for decoration has the effect of the richest enamelling. The designs represent various scenes in Paris, and other foreign cities, the Arc de Triomphe. The church of Notre Dame, and the like, and give illuminated effects against old stoneworks, or the flashing of lights among trees with a vivid sense of reality. The painting is executed upon canvass fastened to a background, and is extraordinarily effective from a decorative point of view. They are exhibited by Le Boutillier, Union square, near Fourteenth street.

—Furniture ornamented with ivory seems to be a Spanish fancy. A piano manufactured for the late Queen of Spain—Mercedes—has just been exhibited in Paris, which is ornamented with beautiful ivory carvings and gold beadings. Massive and antique chests, inlaid with ivory, are imported from Spain, and are said to be gathered from convents and religious houses. They are high and narrow, and are much used under the horseshoe hat-rack and mirror that is hung on the wall. On either side are placed pottery, cane and umbrella stands.

—The President's mansion is at last to profit somewhat by its liberal annual appropriation. A concrete drive sweeps in a semi-circle from gate to gate, and the old mansion rejoices in a coat of snowy and spotless paint. Louis Tiffany's Society of Associated Artists have undertaken to do the decorating for the walls and ceilings of the State apartments on the lower floor, and the people may now rest contented that in this one respect the mansion will be worthy of its mission. The workmen have prepared the surface for the decorators to work upon, and two or three weeks will be necessary for them to execute the designs. The rooms will not be open to the public until the grand pageant of New Year's Day discloses their glory.

PICTURE TILES.—A recent interesting phase in tile manufacture is represented in a series of works in pottery, exhibited at the art rooms of Mr. Wuerderlich in Broadway. These new specimens of fictile art, which are called "plastic sketches," are invented by Mr. John G. Low, whose name has been previously identified with the Chelsea tiles, largely and favorably known in architecture. These new artistic tiles, however, are modelled by hand in alto and bas-relief designs, being subsequently treated with monochromatic glaze. The range of subjects includes both figures and landscapes and effects of perspective light and air are very skillfully accomplished. This, indeed, is remarkable in some instances as in the gray landscape, with the title of "A Wintry Day," in which is seen a horse shivering in the foreground with leafless trees beyond. There seems a greater harmony between the mode of representation and the subject when the latter is ahead; examples of this kind, with judicious management in the application of the monochrom glaze, are most satisfactory. With tiles in large requisition, in different ways, and recently in forming chimney-pieces entirely. These of the artistic decorative variety will find places to which they are well adapted.

All About Petroleum.

In the history of commerce, there is probably no article of merchandise, the production of which has been so rapidly developed as petroleum. It is but twenty years since attention was first drawn to it as an article likely to become prominent, and now it has reached a daily production of 80,000 barrels. It seems to have been discovered and developed just when the world was beginning to need for illuminating purposes some substitute for whale and lard oils, which were becoming scarce and quite inadequate to supply the universal and increasing demand. We do not call to mind any other article which has made for itself a market world-wide in its scope in a few years, as the article of which we are speaking. Beginning its usefulness as an illuminator in the villages at the West, it worked its way to the great cities of our country and Europe, and now lights the dwellings and the streets of ancient Rome, Joppa, Jerusalem and the cities of far off India and China.

It would be a very serious business for the consumers, if the production should fall off to a point below their requirements, which have gone on increasing until the quantity now needed to supply the consumption is 65,000 barrels per day. And yet the production is a matter of great uncertainty. It is not like the yield of cotton, or the cereals of which the extent of the area planted is definitely known, and of which the crop can be correctly estimated when harvest time arrives. The quantity of petroleum under ground is wholly conjectural. Men spend time and money in sinking wells which oftener prove valueless than profitable. How large is the area of oil-producing territory, or what is the limitation of its boundaries, or whether the oil is still in process of production in the subterranean laboratories, are all matters of uncertainty. It is not even known to which of the elemental kingdoms it belongs, for while its name implies that it is of mineral origin, geologists tells us that though coal is a vegetable product, coal oil is supposed to be largely due to animal life, the product of fishes, whose fossil remains abound in the Devonian rocks throughout the oil region of Pennsylvania and Canada.

Petroleum is largely dealt in for the reason that while the consumption is increasing, there is no certainty that the production will keep pace with it; and also for the reason that at 50c. per barrel or 1½c. per gallon, the speculator feels that the chances for a rise are greater than for a fall; and the market is subject at times to wild fluctuations, when, as occasionally happens, the production shows signs of falling off. There were indications of this recently, the production suddenly sinking to 65,000 barrels per day after having reached for some weeks the enormous amount of 115,000 barrels daily. The price during the period of this large production sank to 50c. per barrel; this was in July, and was followed by a rapid advance which resulted from the decreased production, until the price reached 136c. per barrel. This was an advance of 180 per cent. in a few

weeks, and paid the speculators handsomely. The price has now receded to 96c., the decline during the last three days being 21c. per bbl., and some dealers are sanguine of a further decline, as our stock is now increasing in the country at the rate of over half a million barrels per month, and at the last dates had reached thirty-two million barrels. This is the largest stock on record.

There is an extensive area of territory believed by its owners who are familiar with digging wells, to be rich in oil, but while prices remain at what they regard unwarrantably low figures they will not undertake to improve the land, preferring as it were, to keep their oil stored underground where there is neither storagenor insurance to pay, until the price reach a remunerative point. Opinions differ widely as to the course of the market in the immediate future. The bulls and bears seem to agree as to the rapidly increasing demand, but they differ as to the extent of the production hereafter. A prominent broker in Broad street gives his opinion that prices are likely to decline to 82c. He cites as an indication of the increasing production, the fact of the recent opening of a well in Forrest County, Penn., which is said to yield 500 bbls., daily, and it is regarded as a sample of the oil producing capacity of the large district in which it lies. The party alluded to, refuses the use of his name for publication in connection with this statement of his opinion as to prices.

E. S. Whitman, Esq., vice-president of the Produce Exchange, of the firm of Whitman Brothers, large exporters of refined petroleum, is of the opinion that the market must rise. He has not strong faith in the reports touching the producing power of the well in Forrest County. It is said to be guarded, and the bulls think that it is in order to prevent the outside barbarians from looking too closely into its yield; the well itself and its production are regarded as somewhat mythical by numbers in the trade.

The total stock on 1st October, was as follows for six years, viz.:—1877, 1,435,000 bbls.; 1878, 4,073,000 bbls.; 1879, 6,701,000 bbls.; 1880, 14,021,000 bbls.; 1881, 23,233,000 bbls.; 1882, 31,390,000 bbls.

The consumption and export last year were 20 1/4 million bbls., so that we are carrying in this country at present, a stock large enough to supply the world for a year and a half.

If the trade could believe that we are to go on producing at the present rate of 80,000 bbls. per day, and no more, we should see a large rise in the price, for the demand is increasing and insatiate, and the supply must go on increasing in proportion, in order to meet it and even at a price considerably higher, it would still be the cheapest illuminator.

On the other hand, if the production continues to increase even more rapidly than the consumption, and our stocks continue to enlarge at the present rate, prices may decline again as the bears predict, to a point which will lessen production, because it will be unprofitable to produce it.

The uncertainties attending it render it an attractive article of speculation both at home and abroad, and the political economist finds interest in watching the development of an article of such rapid growth and wonders if it is to continue to increase in future, in the proportion shown by our figures given above for the last six years. Meantime, in the petroleum trade as in all speculative articles, rumors abound from time to time of increasing or decreasing yield, according to the interest of the parties who circulate them, and at times it seems as if petroleum belonged to the category of questions which racked the brain of Lord Dundreary, and which in his haste he declared that no fellow can understand.

The above article, having been omitted accidentally last week, we now add that after fluctuation of 25@30c. per bbl. in the interior, the market stands to day at 116 1/2.

Real Estate Department.

The past has been a broken week, and the approach of Thanksgiving naturally attended to affect business. The figures we have recently published show, from the number of transactions as well as the amounts involved, that the business this fall so far has exceeded by a good deal that of last fall. The building plans tell the same story, but we venture to predict that there will be a falling off in business from this time forth, till the commencement of the spring season. The volume of business ought to be very large during February, March and April, larger, indeed, than for many years. But everything will depend upon the general business of the country during the three months to come. Private dealers report moderate transactions, but good prices for all well-placed investments. On Tuesday last there was a sale of Sixth avenue store property at the Exchange, which shows that investors are ready to give good prices for productive realty. The store and flats on the northeast corner of Sixth avenue and Fifty-second street, lot 25x75, sold for \$54,600, although the rental was but \$4,740 per annum. The store and house No. 914 Sixth avenue, lot 22x79, sold for \$33,800, but in this case the rental was \$3,730. A really fine house on Fifty-seventh street, below First avenue, lot 28x121, sold for \$19,100. The same house, better situated, would have brought \$30,000. A poor house in a good location pays better than a good house away from the central avenues of the city.

During the month of November, 1882, there were commenced fifty-eight actions to foreclose mortgages, and twenty-one actions to foreclose mechanics' liens on city realty, against sixty-one actions to forelose mortgages, and fourteen to foreclose mechanics' liens in November, 1881.

The following table of building plans filed during the past month, compared with the corresponding month of last year, will be found interesting:

	1881. November.	1882. November.
Total No. buildings embraced.....	147	164
Estimated cost.....	\$2,281,415	\$2,077,500
No. south of 14th street.....	6	18
Cost.....	\$66,000	\$296,100
No. between 14th and 59th streets.....	21	27
Cost.....	\$450,100	\$374,550
No. between 59th and 125th streets, west of 8th av..	2	6
Cost.....	\$160,000	\$47,950
No. between 59th and 125th streets, east of 5th av..	50	60
Cost.....	\$825,200	\$921,550
No. between 110th and 125th streets, 5th and 8th avs	11	0
Cost.....	\$127,500	0
No. north of 125th street.....	16	26
Cost.....	\$460,400	\$366,400
No. Twenty-third and Twenty-fourth Wards.....	41	27
Cost.....	\$153,195	\$129,950

The following are the conveyances and mortgages for the past week compared with the corresponding week of last year. It will be noticed that the number of transactions and the amounts involved exceed those of last year. But the money involved in mortgages taken this week are double as compared with last year, which is significant:

CONVEYANCES.		1881. Nov. 24 to 30, inclusive.	1882. Nov. 24 to 30, inclusive.
Number.....		175	180
Amount involved.....		\$2,384,165	\$3,046,312
No. nominal.....		48	32
No. Twenty-third and Twenty-fourth Wards.....		13	22
Amount involved.....		\$55,202	\$76,500
Number nominal.....		1	3

MORTGAGES.		1881. Nov. 24 to 30, inclusive.	1882. Nov. 24 to 30, inclusive.
Number.....		157	201
Amount involved.....		\$1,508,576	\$3,300,143
Number at 5 per cent.....		35	46
Amount involved.....		\$389,145	\$743,166
No. to Banks, Trust and Insurance Cos.....		39	23
Amount involved.....		\$543,872	\$1,236,000

The following table compares the conveyances and mortgages for four weeks in November last year with four weeks in November this year. There is not much to be remarked except that transactions not only keep up but exceed those of last year:

CONVEYANCES.		1881. Nov. 2-30, incl.	1882. Nov. 2-30, incl.
Number.....		684	688
Amount involved.....		\$10,361,495	\$11,535,559
Number nominal.....		181	183
Number of 23d and 24th Wards.....		83	87
Amount involved.....		\$327,040	\$202,615
Number nominal.....		15	27

MORTGAGES.		1881. Nov. 2-30, incl.	1882. Nov. 2-30, incl.
Number.....		713	778
Amount involved.....		\$10,448,308	\$9,700,136
No. at 5 per cent.....		153	205
Amount involved.....		\$2,090,195	\$2,895,686
No. to Banks, Insurance and Trust Companies.....		125	134
Amount involved.....		\$4,931,073	\$2,105,925

* One mortgage on property of American Heating and Power Co. \$3,000,000.

The outlook for the coming week, so far as auction sales are concerned, is not very promising. Richard V. Harnett will, however, sell on December 13th, eighteen valuable lots on Sixth avenue, One Hundred and Fifteenth and One Hundred and Sixteenth streets. This is a very promising region, which, in a very few years, will be built over.

On Tuesday next a sale in partition will take place of the three-story house, No. 108 Waverley place, and the four-story house, No. 115 Division street.

Jacob Cole will sell on Wednesday, December 6th, at public auction, at 389 Fulton street, Brooklyn, fifty-nine valuable lots, by order of executors. The lots are situate on Vernon avenue and Clinton street, near Bedford avenue, in the town of Flatbush, L. I., also five lots on Graham avenue and Varet street, Brooklyn, E. D.

Gossip of the Week.

Hugh Blesson has sold the four-story dwelling on the southwest corner of Park avenue and Seventy-fifth street, 18x68x84, for \$35,000, to Max Doctor, of Washington Market.

Abraham Downey has sold the four-story high stoop brown stone house No. 59 East Seventy-fifth street, 17 feet wide, to Charles H. Vorhees, for \$29,000.

James H. Donaldson has sold for F. Aldhous, the three-story brown stone house, No. 121 East Seventy-fourth street, 17.6x50x102.2, to David Hexter, for \$17,000.

The Petroleum Exchange have rented 240 square feet on the first floor of the Welles Building, for the transaction of their business.

L. Froehlich has sold the three-story high stoop brown stone dwelling, No. 144 East Sixty-fifth street, 20x50x100, to E. Sutro, for \$18,000, and the three-story high stoop brick house, No. 206 West Fourteenth street, 25x50x103, to Mrs. Holgate, for \$19,500. The same broker reports the sale of the plot of ground on the southwest corner of Lexington avenue and Fifty-third street, 100x215, for Messrs. Steinway & Sons, to Gideon Fountain, for \$110,000.

The four-story brick office building, Nos. 47 and 49 Chatham street, at the junction of North William street, which was purchased by Mr. Samuel Glover, on August 30, last, for \$25,000, has been resold by him for \$32,500, to Mr. Daniel P. Hays, of Nyack.

C. F. Hoffman, Jr., has sold, for account of Henry Waters, the four-story brick house and store, No. 266 Bowery, 16.8x98.9, to Isaac Rosenfeld, for \$26,000.

Bernard Spaulding has sold the four-story high stoop brown stone house, No. 154 East Forty-sixth street, 17x55x100, to Mr. F. Opperman, for \$23,000.

The Doyle property at Asbury Park, which fronts on the ocean and the north side of Deal Lake, has been sold to Dr. S. Johnson and R. T. Stout, both of Asbury Park, for \$140,000.

Five lots on the south side of One Hundred and Seventeenth street, 100 feet west of First avenue, and one lot on the north side of the same street, 225 west of First avenue, have been sold for a total of \$21,000.

Messrs. W. P. & A. M. Parsons purchased, on Wednesday last, the nine lots on the south side of Eighty-first street, between Fifth and Madison avenues, commencing 100 feet east of Fifth avenue, on terms that have not transpired.

Frank Kuhn has sold, for A. C. Hassey, the house and lot, Nos. 30 and 30 1/2 Carmine street, 25x45x75, to Daniel Rosenbaum, for \$11,000.

Mr. J. C. Wilson has exchanged the plot of ground with the three frame houses thereon, situated on the northeast corner of Lexington avenue and One Hundred and Twenty-first street, 25 feet on the street by 100 on the avenue, with an L 75 feet deep, for Mr. Hayes' four lots on the south side of Ninety-ninth street, between Second and Third avenues. The value on each parcel being placed at \$12,000.

The plot of ground on the north side of One Hundred and Twentieth street, 65 east of Lexington avenue, has been sold for \$14,000.

It has been rumored that Mr. Jay Gould has or is about to purchase an entire block of ground between Fifth and Madison avenues, east of Central Park, with the intention of erecting a magnificent mansion, conservatory, etc. This is hardly probable, as there is no block of ground south of One Hundred and Fifth street, suitable for this purpose and it is a well-known fact that Mr. Gould proposes making a two-years' tour round the world in his yacht.

George J. Hamilton has sold the four-story high-stoop brown stone house, No. 112 East Seventy-ninth street, 19x55x102.2, to Mr. Isaac Frank for \$28,000.

Morris B. Baer & Co. have sold for Col. Esdra the three-story brown stone dwelling, No. 11 East One Hundred and Twenty-sixth street, 20x50x100, to Mr. William Kraus, of Naumburg, Kraus, Lauer & Co., for \$25,000. Mr. Kraus intends to present this house to his daughter.

Charles Simpson has sold, for J. A. Hardy, the lot, 28x100, with old frame buildings thereon, on the northeast corner of Thirty-seventh street and Eighth avenue, for \$55,000, to S. E. Myer.

Brooklyn.

W. F. Corwith has sold a lot on the north side of Meserole avenue, 75 feet west of Oakland street, Brooklyn, for Mrs. E. E. Sanford, to Margaret Korrow, for \$1,350.

Burrill & Tienken have sold No. 313 Degraw street, for \$5,400, to Ann McKean, of New York.

The real estate market in Long Island City shows signs of some activity. Prices of lots have considerably improved this fall, and the prospects are bright for building operations in the spring. The Long Island Railroad Company is going to move its machine shops from Hunter's Point to Jamaica, so as to make room for passenger facilities; the increase in their business cramping them in their present buildings.

In Flushing, Long Island, quite a number of properties have changed hands lately, and negotiations are now pending for the transfer of residence property. Medium-priced dwellings are scarce, and eight new buildings are now about finishing. One vacant lot was sold last week on the west side of Union street, 125 feet south of Forest street, to J. W. Dixon, of the *Flushing Times*.

Out Among the Builders.

Messrs. W. P. & A. M. Parsons propose to erect a row of eleven first-class four-story brown-stone private residences, of various sizes, on the plot of ground just purchased by them on the south side of Eighty-first street, between Fifth and Madison avenues, 225x100, at an outlay of about \$300,000. The architect has not yet been selected.

David H. Fowler will build three three-story front and four-story rear brown stone dwellings on the south side of Gates avenue, near Franklin avenue, Brooklyn.

Mr. George H. Stone is about to commence the erection of a two-story brick factory on the corner of Kent avenue and First street, Brooklyn.

Messrs. Babcock & McAvoy have the plans under way for the erection of a five story building for St. Joseph's Institute for the Deaf and Dumb, near the site of their present building in Westchester. It will be 50x100, with an extension 11x20, and built of Philadelphia brick, with blue-stone trimmings, at a cost of \$36,000. Madame Lambert is at the head of this institution.

Messrs. Thom & Wilson have the plans in hand for five four-story brown stone private dwellings, to be erected by George W. Hamilton, on the south side of Seventy-first street, commencing 80 feet west of Ninth avenue. Two of them will be 20, one 19, and two 18 feet front. They will be built in the Renaissance style, and be finished with all the latest improvements.

D. & J. Jardine have the plans under consideration for the erection of six three-story brick private houses, 17 feet wide on One Hundred and Eleventh street, commencing 250 feet west of Seventh avenue. Mr. E. J. King is the owner, and they will be built for investment.

J. R. Thomas has the designs on the boards for a four-story and French basement, private dwelling, 28x70x105, with an extension 10x12, to be built on the north side of Fifty-seventh street, between Sixth and Seventh avenues, immediately adjoining on the west the Calvary Baptist Church now in the course of erection. (The house we described as to be erected in this street last week will adjoin the church on the east.) The first story will be built of stone, while above it will be constructed of Philadelphia moulded brick, trimmed with stone and terra cotta. The owner is Mr. William A. Cauldwell. Mr. Thomas has also the plans under way for a two-and-one-half-story frame cottage, in the modern Gothic style, for Mr. H. H. Chittenden, of Chittenden, Townsend & Chittenden, to be erected near New London, Conn. The same architect has just completed drawings for three churches in the Gothic style of architecture: one to be erected at Granville, N. Y., 60x85, with a seating capacity of 550; one at Norwalk, Ohio, to be known as Lorain Mission; and the other at Harrisburg, Pa., 60x85, with a seating capacity of 500.

It is the present intention of Samuel McMillan and Morris Littman to improve the irregular plot of ground, containing about fifteen city lots, just purchased by them, on the south side of Forty-seventh street, 100 feet east of Tenth avenue, by the erection of a five-story brick and terra cotta apartment house, 37.6 feet wide, and a row of medium-sized private dwellings in the antique style. It is said this is the only plot of ground of anything like this size on the west side, south of Fifty-ninth street, that would be suitable for an improvement of this character.

Rossiter & Wright have the plans in hand for the erection of a small church, 60x40, at Atlantic Highlands, N. J. The structure is for the Baptist community, and is in the Queen Anne's style. The same firm have the plans under way for three three-story wooden cottages at Orange, N. J., to the order of Mr. Meade, at a cost of \$4,000 each.

It is reported that Gideon Fountain proposes to erect a mammoth apartment house on the plot of ground just purchased by him, on the southwest corner of Lexington avenue and Fifty-third street, 100x215.

J. Brandt has the plans in hand for the erection of two three-story brick houses with stores, on Baxter street near Walker street, 25x50 each, by Jacob Cohen, at a cost of \$15,000.

B. Walther is preparing the plans for the erection of four five-story and one four-story brick flat houses, 25x60x100, on the northeast corner of Third avenue and One Hundred and Fourth street. Owner, Thomas Fealey, cost, \$70,000.

George W. Da Cunha has prepared plans for the erection of a six-story brick warehouse on the irregular plot of ground on the northeast corner of Hudson and Leonard streets, 32x90. The owner, Mr. Frederick Bechstein, expects to expend \$3,000 on this improvement. The same architect has also the designs for a six-story brick storage warehouse, 20.6x92.3, to be erected by Col. Menck on Vestry street, near Greenwich, at a cost of \$14,000.

A New Fire-proofing Material.

A test of Mr. Hubert's new fire-proofing material, which is intended to take the place of iron beams in constructing fire-proof buildings, took place on Monday last at Schillinger's stone yard, at Ninety-second street and Avenue A. The material consists of coal ashes and plaster of paris moulded into strips one-and-one-half inches thick. A large oven built of this combination was erected in the yard. The top of the oven was coated with the fire-proofing, so as to represent the ceiling of a room, and above which there were a number of wooden beams, around which were nailed strips of the same material, these being surmounted by a wooden floor. At 2:30 P. M. a fire was started in the oven and allowed to continue to burn fiercely for an hour and a half. The fire was then extinguished with water and it was found that the floor was scarcely warm, while a beam that was directly across the flue was only slightly charred and a very small piece of the ceiling of the oven had fallen. It is claimed that iron beams would not have stood so severe a test in such a satisfactory manner and that the cost of this method of fire-proofing, will be about 33 per cent. of that now employed.

Proposals will be received at the Department of City Works, Brooklyn, until December 6th, for building a new cells building, at the rear of 44 Clymer street.

The Red-Brick Order.

AN ARCHITECTURAL MISTAKE THAT IS OBSERVED HERE AS WELL AS IN ENGLAND.

[From the *Pall Mall Gazette*.]

In its own way red brick is a very good thing indeed. It is warm in color; it is domestic; it sorts well with Dutch and English notions of home life. But it is not an architectural panacea. In London red brick is a simple necessity of the situation; no other good building material can be had within a convenient distance, and for all purposes of ordinary house-building brick or nothing is the Hobson's choice of the limited householder. Under these circumstances our architectural authorities of late years, turning over in their heads the question of sound, honest material for London dwellings, have wisely repudiated the time-honored maxim that Queen Anne is dead and have revived Queen Anne in all her ruddy glory from Fitzjohn avenue at Hampstead down to the bumbler roofs of Bedford Park at Turnham Green. Being compelled to build in brick they have sensibly decided to adopt a style based entirely upon brick as its material, instead of copying styles based upon solid stone, which is unattainable within the limits of what the *Saturday Review* will not allow us to call the metropolitan district. But a curious result of this accident or misfortune of the London basin has now begun to show itself in many provincial regions where good building stone is cheap and abundant. Visitors to London have got into their heads the notion that brick is fashionable, and they have accordingly set about building brick houses, brick schools and brick public offices in places where stone is quite as cheap and far more desirable. Anxious to be in the height of the architectural mode, they have taken to putting up Queen Anne erections where Queen Anne ought never to have shown her royal red face at all. Instead of building pretty houses of the same strictly domestic type in local stone and in styles adapted to stone, they seem to fancy that if they adopt the new aesthetic fancies at all they must adopt them in their entirety, material and all. In fact, they want to reverse the boast of Mæcenas and Baron Haussmann, and to leave a city of brick where they found a city of marble.

Obituary.

Mr. J. Morgan Slade, the well-known architect, died on Tuesday last, and was buried yesterday. Mr. Slade was formerly in the office of E. H. Kendall, and was associated with him in the erection of the Manhattan stores. Although not yet thirty years of age, he was one of the best known architects in this city, being particularly identified with the erection of large buildings in the dry goods district, among which were those on the northeast corner of Leonard street and West Broadway, No. 95 Thomas street, the northwest corner of Prince and Greene streets, and R. T. Wilson's, No. 381 Broadway. He also superintended the extensive alterations and additions to Minot, Hooper & Co.'s building, recently completed, on Leonard street, and was the architect of W. P. Draper's handsome residence on Fifth avenue, near Forty-eighth street. At the time of his death he was just about commencing designs for the Mutual Life Insurance Company's new building, for which, as we announced in our last issue, he was one of the selected competitors.

David De Venny, the defeated candidate for Alderman in the Twenty-first District, made a splendid run, especially when it is remembered that he was in the field but a short time, and it is even said he would have been elected had it not been for an unexpected defection in the western portion of the district. Mr. De Venny proposes, at the next election, to be in the field at the start, and make an active contest for Aldermanic honors. He will make just the kind of a City Father the tax payers need.

Special Notice.

Attention is called to the card of Mrs. H. Pike & Co., which involves a new departure in the real estate business. Lady brokers in the real estate business are as scarce as hen's teeth, and no doubt the gallant gentlemen who frequent Pine street will cordially welcome Mrs. Pike to their ranks.

BUILDING MATERIAL MARKET.

BRICKS.—While the market for Common Hards still fails to undergo any violent change, there is a gradually hardening tendency on values, and sellers retain the advantage without much difficulty.

HARDWARE.—So far as the general run of stock is concerned it does not meet with much attention and buyers quite generally are confining themselves to small invoices required on immediate and positive necessity.

LATH.—So far as there has been any market it was good enough, and indeed a gain of strength may be noted, if anything, with the position of sellers apparently better fortified.

LIME.—Buyers can still be found for about all the stock coming to hand and the market remains in good shape.

LUMBER.—Demand is not what under ordinary circumstances would be called active, but when the general character of the season's trade is taken into consideration the movement is probably all that could be expected.

Eastern Spruce has good support on values and all the stock offered appears to have found a market. Now and then a cargo comes in made up of a miscellaneous assortment gathered together in cleaning up at the mills and it is on these that reports of low prices are obtained.

White Pine continues to be held steadily enough by the principal operators, and the condition of business presents nothing brilliant, nor is there evidences to lead to hope of improvement during the balance of the year.

Yellow Pine does not promise any improvement this year. The market holds steady on negotiations as previously noted, such as well seasoned flooring, extra difficult special bills, and good, free on board lots, but there is not demand enough to stimulate even these, and when agents secure a bid well up to the figures for some time ruling, they are generally found willing to close.

any further open offerings of concessions for the present. Advices from the South report much anxiety to secure orders, with a probability that many mills must soon shut down unless business improves.

Hardwoods remain steady on fine to choice goods, and business very good, a little better if anything in some instances. Walnut, as usual, sell best, but, considerable call has prevailed for ash, and choice maple, as well as far attractive parcels of oak.

Shingles continue about as active as the available supply will admit of, and a well-maintained market is reported for all grades. We quote Cypress at \$9.00 per M for 5x20, and \$11.00 do. for 6x20 regularly assorted shipping.

From among the charters recently reported we select the following:

A Br. ship, 1,341 tons, St. John, N. P., to Liverpool, birch timber, 25c, and deals, 63s. 3d.; a Br. barque, 1,196 tons, same voyage, deals, 61s. 3d.; a Br. brig, 241 tons, St. John, N. P., to Barbados, lumber, \$7; a schr., 391 tons, St. John, N. P., to Philadelphia or Baltimore.

The exports of lumber from the port of New York during the month of November last, and since January 1, were as follows:

Table with 2 columns: Destination (To West Indies, To South America, To East Indies, To Europe) and Footage (Feet). Total feet: 4,938,016. Previously reported this year: 56,061,768.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The Argus reports for week ending November 28, as follows:

There has been a considerable attendance of buyers in the market during the week, several of them being of those who defer their purchases till just before the close of navigation, expecting that the market will be easier in prices from some of the dealers preferring to diminish the stock to be held over the winter.

Table of River freights: To New York, \$1.00 @ 1 25; To Bridgeport, @ 1 37 1/2; To New Haven, @ 1 37 1/2; To Providence, Fall River and Newport, @ 2.00; To Pawtucket, @ 2 25; To Norwalk, @ 1 30; To Hartford, @ 2.00; To Norwich, @ 2.00; To Middletown, @ 1.75; To New London, @ 1.75; To Philadelphia, @ 2.00.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, Mich., Nov. 27, 1882.

During the week past there has been quite a number of buyers from the East dodging around the docks and several manufacturers report sales to hold over at prices fully up to former quotations.

The shipments during the last week were: Lumber, 8, 21,000 feet; lath, 1,215,000 pieces and shingles, 2,250,000. This makes the total shipments for the season from this city: Lumber, 530,681,173 feet; shingles, 92,882,000 and lath 20,835,000 pieces. It will be seen that the shipments are dwindling down to a pretty fine thing.

Several mills at this end of the river have shut down but there are others which will continue to slash up logs until Jack Frost puts a stop to further proceedings.

The Northwestern Lumberman reports:

The offerings of the week in the cargo market have been fair, with no large fleet at a time, 15 to 18 cargoes being the largest single day's offerings.

Freights, as will be seen from our quotations, are much higher, and vessel owners exhibit a disinclination to keep their vessels in commission, even at the current rates.

The sickness of the secretary of the Lumberman's Exchange has delayed the issue of the usual monthly report, that for November having been made public only since our last issue. From this it is seen that the stock on hand on November 1 was 706,652,450 feet of lumber, 278,158,150 shingles, 63,527,227 lath, 4,079,436 pickets, and 150,835 cedar posts.

South Chicago reports on hand 13,595,000 feet of lumber, 3,572,000 shingles, 2,042,000 lath, 300,000 pickets and 500 posts; an increase over November 1, last year, of 6,106,473 feet of lumber, 1,512,000 shingles, 1,252,000 lath and 284,151 pickets, with a decrease of 100 cedar posts.

The receipts at Chicago during October are stated at 253,125,000 feet of lumber and 129,988,000 shingles, while the shipments are stated at 126,818,366 feet of lumber and 117,019 shingles. The Chicago city consumption for October is placed at 42,272,788 feet of lumber and 754,539,344 shingles, which, being figured upon the same basis, is an excess over the sales ad shipments to the same date in 1881 of 122,011,201 feet of lumber and 79,877,744 shingles.

CARGO QUOTATIONS.

Table of Cargo Quotations: Short dimension, green, \$11 00 @ 11 50; Long dimension, green, 12 50 @ 14 00; 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.

NAILS.—Demand not very active, and from most sources proves somewhat uncertain, with the market, on the whole, a little tame. Stocks accumulate to some extent, but the product is careful and not pushed severely in order to half sustain values.

We quote at 10d to 60d, common fence and sheathing, per keg, \$3.65; 3d and 4d, 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 1/4 inch, \$6.25; 1 1/2 inch, \$6.00; 2 inch, \$5.75; 2 1/2 inch, \$5.50; 3 inch and longer, \$5.25.

PAINTS AND OILS.—Business is dull. Jobbers work off a little stock, and are occasionally compelled to resort to the wholesale market to replenish, but the call is easily met, and has no special influence upon the position. Owners have their supplies under very good control, and are confident enough to carry for former rates.

PITCH.—Business fairly active, including a few small shipping orders, and the market remains steady. Supplies appear to be equal to the call. We quote at \$2.20 @ 2.30 per bbl. for City, delivered.

SPIRITS TURPENTINE.—An unsteady feeling has been shown, with the general tendency, however, in favor of the buyer, owing to the diminishing consumption. As the accumulation of supplies does not increase, however, holders are unwilling to urge matters, and about former rates are asked in some cases, but concessions must be made to realize. As this report is closed, the quotations stand about 51 @ 52c. per gallon, according to quantity handled.

TAR.—Buyers handle enough stock to keep up a fair showing of animation, and the tone of the market is carried about steady all around. No inclination toward buoyancy develops, however, and holders offer their stocks readily at ruling values. We quote \$2.87 1/2 @ 3.25 per barrel, for Newberns and Washington, and \$3 @ 3.25 for Wilmington, according to size of invoice.