

## THE RECORD AND GUIDE.

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## A "Gigantic Job" in Congress.

The project of building a national library in Washington has given occasion for a conspicuous exhibition of that small and mean spirit of dealing with public expenditures that THE RECORD AND GUIDE has several times had occasion to combat.

The exhibition was made in the course of the debate in the House and related to the site of the proposed library and its cost.

The question was between buying a plot of ground near the capitol for the new library and using one of the Federal reservations in the city at some distance from the capitol. There was much to be said on both sides, and much was said on both sides. In favor of buying a site it was urged that it was desirable that the library should be near Congress, and that the spaces owned by the Government, especially since the allotment of part of Judiciary square to the new Pension building, were no more than was necessary for public parks. On the other hand, it was urged that since a working library was in any case to be retained at the capital for the use of Congress, it was by no means necessary that the new building should adjoin the capitol, or even be very near it, and that \$500,000, the limit allowed for the purchase of the site, was worth saving.

These points were elaborated in the debate, with considerable force, and it is evident from the debate that an honest and sensible legislator might take either side. There was no sort of occasion to impugn anybody's motives. Yet Mr. Blount, of Georgia, was impelled to say that "whenever anybody has any land to sell in Washington, there is always some public necessity for its purchase," a remark which did not at all elucidate the matter in hand, but imparted an element of vulgarity in what up to that time had been an intelligent discussion, and shed some light upon the character and calibre of Mr. Blount, of Georgia.

Then came the discussion about cost. It appears that the original estimate of the architects had been \$8,000,000, or one million less than the cost of the New York Post Office, the honesty of the construction of which has never been questioned that we know of. But the committee had put an enormous pressure upon the architects, and the result was another plan, in which the same practical requirements were met, but with a solid and plain exterior, the estimated cost of which was \$4,000,000. Thereupon Mr. Holman, of Indiana, moved an amendment that the building should cost only \$2,000,000, and this amendment was adopted by a vote of 132 to 70.

Let us see what this vote means. The new building is to contain what is already a large library, which has manifestly outgrown its present quarters, so that a great part of it is unavailable, and what is to be an enormous library, since it is growing at a more rapid rate, perhaps, than any other library in the world. The plan must take account of the additions which will be made to the library, and provide for the housing of all the books the library is to contain many years hence. It is to store these so that they shall be perfectly secure against fire and dampness, so that they may be readily accessible, and so that they may be consulted by whoever has business with them, with all the facilities needful, and finally, the whole disposition, inside and out, must be suitable to the dignity of the government, one of whose most creditable possessions this national library is to be.

The question then arises, what will all this cost? There is only one way of answering it. Employ a competent architect, let him take counsel of the experts whose counsel he requires as to the needs of the library and its probable rate of increase, and make a plan providing for these, and then let it be ascertained how much the execution of this plan will cost. If the country cannot afford the building, let us go without it. If it can, let us build it.

As a matter of fact the country, as every inhabitant of it knows, can afford whatever is necessary for such a purpose. And the method we have outlined is the one actually pursued in this case. We assume that the architects are competent, and the plan suitable, and no intimation to the contrary was made in the debate. The first plan is found by the Committee to be too costly, and the architect prepared another leaving off all decor-

ation, and reducing the cost 50 per cent. And then comes Mr. Holman, demanding that this cost shall again be divided by two. Upon what ground? Upon no ground whatever. He does not say that the building contemplated is too large, that it is built of too costly material, that there is any superfluous and extravagant decoration in it. He does not pretend that any competent person has prepared a plan which meets the requirements of the case equally well, and the execution of which will cost less money. He simply fixes arbitrarily in his own mind upon the sum of \$2,000,000 in all, that a national library ought to cost, and he demands that the cost shall be cut down to that.

Unhappily marble and granite and brick and labor will not divide their cost by two to please Mr. Holman. What is to be done? The architects have already cut down the cost of their work one-half. Are they to cut down the size of the building below what they think it ought to be, or to omit to make its construction fire proof, or to build it of poor material, or to cramp it in any way, in order to meet Mr. Holman's parsimonious views. Or are they simply to pretend that it will cost less money than they know it will cost, as Mr. Holman puts a tremendous temptation upon them to do, so that Mr. Holman may pose as a reformer and an economist, and then go on with the building until they have spent the \$2,000,000, and the building is half done, and give Mr. Holman another chance to pose as a reformer and an economist, and to denounce the extravagance and profligacy with which the construction of the library has been carried on, in defiance of the mandate of Congress.

Mr. Holman's amendments, and all measures like it, simply put a premium upon deceit, and invite men who have public work to do either to resume it or to pretend that it will cost less than they know it will cost. That is they invite everybody who has public work to do to treat the United States of America like a spoiled child, and deceive it for its own good.

This is a melancholy thing. It is more melancholy that 131 members of Congress voted with Mr. Holman for what one minute's reflection would have shown them to be a senseless and solemn sham, in order to avoid being accused of complicity in a "gigantic job," and in order to give Mr. Holman a cheap and baseless reputation as a guardian of the public money.

To this degradation has Congress been reduced by the attacks of a free and fearless press.

## The Woes of the Wealthy.

Mr. William H. Vanderbilt has good reason to complain, as he did to a *Tribune* interviewer the other day, of the newspaper gossip as to what his plans were in connection with the railroad system of the country. Every chimerical scheme started in the "street" is attributed either to him or to Jay Gould. Mr. Vanderbilt says that for two years past he has practically retired from business. Details are now left to subordinates, who are fully as competent as he to transact ordinary business.

A well known London paper, in commenting recently on rich men at home and abroad, points out the prominence of the great railway magnates and capitalists in this country as compared with the much more modest figure cut by wealthy people in England. The great men over the water are the members of the royal family, cabinet ministers, political leaders and persons of note in the sciences and arts. With us, exceptional prominence is given to the rich, and to them only; and yet they are not respected, and are often maligned without just cause. Indeed, in very few respects is their lot a happy one; but notwithstanding this every American envies them their possessions. They are besieged by beggars, forced to consider any number of absurd schemes, "blackmailed" by politicians, belied in the newspapers, and, in short, are subject to every annoyance which can wound the susceptibilities of the average man.

Then, our leading millionaires are generally sick men. Mr. Vanderbilt is a constant sufferer from the disease which killed his father and his grandfather; Jay Gould is a dyspeptic, and is afflicted with chronic nervous prostration; James R. Keene is troubled with liver complaint, and is in continual danger of serious permanent illness; Russell Sage, although always at business, is never without a physician's prescription in his desk. This list could be extended, but it is enough to say that the very rich in this country, notwithstanding the power their wealth gives them, are not, on the whole, in as pleasant circumstances as people whose means are more limited.

The time cannot be distant when rich men will realize, if they wish to be respected and saved from constant humiliation, that they must recognize the social function of their wealth. Unless their vast possessions and personal endeavors are used for the public good, they will bring their owners no comfort or consideration. It is not required of millionaires that they should give away their money to plausible charities. The best employment of wealth is in work that is of general public utility. Capitalists are wise who use their means so that it will be productive of greater wealth, but

in doing so they should see to it that their workpeople are well paid and well treated, and that the net result of their efforts will do some good to the community.

### The Proposed National Bankruptcy Act.

Congress proposes to pass a new national bankruptcy law. The history of previous enactments points a moral; they have generally been passed after periods of great trade prostration, and have been designed to liquidate the liabilities of embarrassed business men, so that they would be free to engage in trade again after legally compromising with their creditors. When this had been accomplished, a demand has always arisen from the great commercial centres for the repeal, on account of its abuse of the bankruptcy law, and this has been complied with. The persons principally benefitted by bankruptcy laws, in every instance, have been the lawyers and the court officials. Senator Tom Benton, in his time, said that the net results to the creditors was about 1 per cent. of their claims against the debtors. The latter, of course, fare better especially those of the fraudulent class. But the visible assets were usually eaten up by the courts and the lawyers.

The old English sarcasm that a lawyer is a gentleman "who rescues your property from would-be plunderers, and keeps it himself" is literally true of the legal profession in this country, so far as the bankruptcy acts are concerned; and the reason why these enactments are one after another repealed, is because of the exploitation of embarrassed estates by lawyers and courts.

The newspapers are now discussing the relative merits of the Senate plan and the Lowell bill. In the former scheme, everything is handed over to the Federal courts, which are to make precedents, as they arise, which shall be regarded as law. The latter is a written code for the guidance of the courts. But it really will not make much difference to the creditors; as it is impossible for Congress, which is composed almost exclusively of lawyers, to pass any statute affecting their profession, which is not for the benefit of their own class. We possess in this country a splendidly organized legal machinery for devouring estates, which is without parallel in history. All the insolvent corporations which have fallen into the clutches of our courts have been gutted, and the assets swallowed up, by legal and court changes.

Every rich man who makes a will does so with the knowledge that if he varies in one iota from the conventional practice of dividing his property among his heirs, there will be a contest, in which, while his relatives will be proving him insane, the lawyers will be eating up the estate. But it is no use even to make a protest; nearly all our Executives, State Legislators and Congressmen are of the legal profession. The lawyers make our laws, as judges define them, and as executives put them in force. The same profession is all powerful in the great corporations and in the press. To protest against the abuse of their power is quite idle, for the public take it as a matter of course. In the meantime, it makes not the slightest difference what bankruptcy act Congress may pass, it will be the lawyers who will profit by the enactment.

### The Railroads in the Northwest.

The great development of our Northwestern states and territories, in the way of population and agricultural production, has made the securities of railways traversing that region very attractive to investors and speculators. The addition of a million or more people per annum to any section of the country means a rise in values and an increasing demand for transportation facilities. Hence, such regions are naturally the scene of active railway construction. Thus, in the case of the Northwest, we find that the St. Paul & Milwaukee had in 1879 a mileage of 2,182. This had increased in 1880 to 3,600, while the figures for 1882 were 4,383; that is to say the mileage had more than doubled in three years. The Chicago & Northwest in 1879 had 2,280 miles of road; in 1882, 3,464 miles. Southwestern construction tells the same story, for in 1879, Missouri, Kansas & Texas had 786 miles of road, and in 1882 1,296. Vast as has been the addition to the population of the West during the last four years, the railroad facilities have more than kept pace with it; for while the earnings per mile in November, 1879, on four of the principal roads was \$587; in November, 1882, with an immense crop, it was only \$540 per mile. So far as earning capacity is concerned, the stocks and bonds of these roads are on an average worth no more than they were two years ago; yet their face value is probably three times greater. Nor is there any likelihood of a stoppage of railway construction so long as bonds can be sold. No matter at what price, the work will go on. The settlers in the new regions are clamorous for new railroads, and powerful influences are constantly at work to induce directors to keep on extending their lines, and open up new territory. The iron men, the providers of equipments, the thousand and one industries which centre around our railroad systems, are constantly bringing pressure to bear on the directors to push on the work of construction. There is no opposing or conservative

interests in the case. In any other country the government would interfere to prevent wasteful and needless construction of new roads. The stockholders have little or nothing to say, because they are scattered all over the country, and, under our peculiar railroad system, they are not permitted to know what is done by the directors, until after the new work is well under way. That is to say, while the selfish interests for the extension of new lines are active and are powerful with directors and managers of roads, the owners of the bonds and stock cannot make their influence felt under our present system. It follows that railway wars are in order at any time in any part of the country that is growing, and which needs, or thinks it needs, new transportation facilities. Hence, also, the certainty of periodical railroad panics. England has experienced many a monetary crisis produced by excessive construction, and in 1857 and 1873 this country passed through panics due to the same cause. There is probably no danger of any similar occurrence in this country within the next two years, but it is as certain to come as the sun is to rise in the morning. Eventually the country does not suffer, for even the wildest railway schemes justify themselves in a community which doubles its population and triples its wealth almost every quarter of a century.

### The Elevator.

How true it is that the greatest revolutions are often those which take place without at first being observed. The few house owners who introduced the elevator, little dreamt of the vast change its adoption would finally make in the buildings of large cities. Houses with many stories are not by any means a modern invention. Buildings for families, ten and twelve stories high are found all over Europe, and some of these have come down to us from the middle ages. When the population of cities became dense, and people were forced to live near the centres of industry and trade, large and high-storied buildings were erected for the accommodation of themselves and families. But the elevator was never thought of until within the last few years. New York, probably, has utilized it more than any other modern city, though it is to be found in some few buildings to-day in all the capitals of the world. It is surprising that in past generations it was never thought of. Its great value is that it leads to the construction of buildings which economize space, and expedites the transaction of business; and this, in effect, is changing the architectural appearance of large cities. It is ennobling our business edifices, as well as our homes, by giving them magnitude. A two or three-story house may be pretty in appearance, but it is generally inconspicuous, and is a mere dwelling place. But a ten or twelve-story building, by its very size, must have some architectural significance.

A well-known architect declares, that by means of the elevator, it would be possible to accommodate two millions of people on New York Island below Thirtieth street. Moreover, these two millions could have more comfortable and commodious apartments, finer stores, and more convenient offices, than New York and its environs can now command, with its population partially covering the vast spaces within twenty miles of the City Hall. And this is no doubt true. By utilizing the space above the earth instead of along its surface, we can command unlimited room, and enjoy better air, light, and space than is possible under the old conditions. All this has been rendered feasible by the use of the elevator, "our perpendicular railway," as it is sometimes called.

In speculating on the future value of lots in New York and other large cities, this new factor in the problem must be steadily kept in mind. We are rebuilding the older portions of New York, and concentrating population upon a given area of ground. This tends, of course, to make the soil in certain favored quarters of very great value, while it checks speculation in unimproved property at a distance from the old business and residence centres. There is now no likelihood that any of the old business sections of the city will alter their character. When any business quarter of New York becomes over-crowded, the smaller buildings will give way to huge many-storied establishments. So, too, the choice residence portions of the city will be occupied by immense apartment houses; and a given quantity of ground, instead of being occupied by ten families with their individual houses, will be covered by a vast structure which will give ample space and verge for a hundred families.

But, of course, modern cities will enlarge their boundaries. The desire to have one's own house and garden, and in the case of the rich, surrounding grounds, is so strongly implanted in the Caucasian race, that the average head of a family tires, in time, of living in an apartment house. In the neighborhood of parks, homes will be established where the isolated household can be planted in the midst of gardens open to all. The newly-made rich will want their separate establishments to make a display of their wealth and superiority to their neighbors, but still the fact remains that henceforth an increase in population will not necessarily involve the taking up of much more ground, for the Elevator has made it possible to utilize space skyward, thereby obviating the necessity for taking up so much of the earth's surface.

### A New Feeder for New York.

Before two months are over trains will be running between Weehawken and Albany on the west side of the Hudson River. Before spring the West Shore & Buffalo road will be open to Syracuse, and before October, 1883, there will be an entirely new line of railroad between New York and Buffalo.

Nor is this all.

This railway, so nearly completed, promises to be the most perfect ever constructed in this country. Every improvement known to railway engineering has been made use of to give the new road a superiority over all its rivals. It will not only be seventeen miles nearer Buffalo than by the Central road, but will have easier grades and a more perfect roadway. The engines, which are already constructed and in use, are the most powerful of any in the country. They can draw longer and heavier trains than those on the Central road. Some of them are now hired to the Pennsylvania road, and are better than those heretofore in use on that magnificently equipped transportation line. And here, in passing, it may be remarked that the Pennsylvania road is being worked to its utmost capacity. There is full employment for every car and locomotive owned by the company, and its depots and storehouses are gorged with freight to be carried or delivered. The same is true of the Central and Lake Shore roads.

The papers are filled with accounts of railway construction in the far West. Yet but little is said of this magnificent road, which is destined to be one of the most important feeders of the metropolis. It will make tributary to New York a country which has heretofore contributed to the trade of other localities. The west shore of the Hudson is susceptible of a much larger traffic—both passenger and freight—than the east shore. While the new road will compete with the New York Central at Albany, Schenectady, Utica and Syracuse, it will nevertheless pass through much country which has heretofore been without railroad facilities.

It is true that some of the business which now comes to New York will be diverted away from this city by the West Shore & Buffalo. Arrangements have been made with the Pennsylvania and other roads by which passengers to the North and East will not pass through this city, but when they arrive from the West on the Jersey shore will take the new road and cross the river at Newburg to go East, or make use of the Delaware & Hudson cars to go to Saratoga or Montreal. The syndicate behind this West Shore road is one of the most powerful known to the history of "the street." It was said in the olden times that every road led to Rome. The same remark is true of every railroad in the United States: New York is the final objective point for them all. But of course our interests are more immediately connected with the lines which, like the West Shore & Buffalo, enter the city directly. The metropolis is to be congratulated upon this new and important feeder to its commerce.

### A Nickel-Plated Youth.

The name of Mr. Frederick Gebhard has been so freely used in the public press that we shall make no apology for using it again. Its wearer has not made it conspicuous by public service of any kind. He has only got it into the newspapers by inheriting an income and conspicuously manifesting a disposition to lavish much of the same upon Mrs. Langtry. It is quite plain that Mr. Gebhard, whatever other motives he may have for pursuing that beautiful amateur, has the motive of attaining notoriety. He could have made and continued the acquaintance of the object of his admiration in decent privacy; he has preferred to do so in a rather indecent publicity. He loves that he may be seen of men to love, and suspected of men not to love as those without hope. He appears, it seems, behind the scenes and in proscenium boxes as well as at Delmonico's and on the road. That he should be talked about on account of Mrs. Langtry, and that Mrs. Langtry's reputation should be compromised on account of him—these seem to be the goals of his social ambition. If he attains them he will have attained a brilliant social success, and will feel like a hereditary aristocrat—if not quite in the "Prince of Wales's set," at least a brevet earl.

"All the world," Emerson says, "loves a lover," but all the world does not love a lover of the order of Mr. Frederick Gebhard. It does not even regard him as a gilded youth. It only regards him as a nickel-plated youth. There are hereditary aristocrats who misbehave themselves very badly, but it does not follow that every youth, abounding rather in income than in wisdom, who misbehaves himself is a hereditary aristocrat. The Marquis of Hastings and the Duke of Hamilton have brought much discredit on their order, but the humblest mechanic can get as drunk as they, and make as much noise, and live for a space as riotously. Neither did either of these hereditary aristocrats ever rest his social reputation upon his success in compromising the reputation of a woman not overwise. We fear the emulator of the graces of the British aristocracy can only be set down as a member of the *jeunesse*

nickel-plated. He has certainly attained notoriety, and he should be made to understand that he must take the bitter of notoriety with the sweet.

### Protestant Churches.

We spoke some weeks ago of the failure of our architects to realize the Protestant and modern idea of a church. The idea of the Catholic Church is precisely what it was 600 years ago, and no architect of a Catholic church thinks himself bound to innovate upon the established type. In fact, innovation would not only be superfluous but would be intolerable. The requirements of the Catholic church-building are therefore precisely what they were 600 years ago. There has been, no doubt, a change in the popular temper, even in the Catholic Church, during that time, the gloom and intensity of the mediæval church have been changed for a more joyous and more worldly temper, and this change has been recognized in church architecture. It is a noteworthy fact that Gothic architecture, which was developed out of the observances of the Catholic ritual, has been in great part abandoned to Protestants, to whose service, in its historical form at least, it is singularly ill-adapted, while Roman Catholic churches are built in the neo-classic style which came in with the revival of antique letters. There is no rule about it to be sure. During the mania for the Greek temple in this country, Presbyterian Parthenons of white clapboards and green blinds sprang up all over the country. But now, if you see a pure Gothic church in a town, you may be almost sure that it belongs to some Protestant denomination, while nearly all the Renaissance churches are Roman Catholic. Here, in New York, the Cathedral is indeed a Gothic building, having been built after the designs of an architect, Mr. Renwick, most of whose practice has been in Protestant churches, but we scarcely recall another well known Roman Catholic church in the same style, except one now building, which promises to be an excellent church, from the designs of Mr. O'Connor, at Ninth avenue and Fifty-ninth street. St. Ann's does not count, since it occupies a building erected for a Protestant place of worship. St. Stephen's has a Romanesque church, and not a very pure Romanesque at that. The large Church of the Redeemer, in Third street, is a Russo-Byzantine edifice. The Cathedral in Philadelphia, next to that in New York the largest and most costly structure erected by the Roman Catholics in this country, is a domed Renaissance building. The Church of St. Francis Xavier, in Sixteenth street, which was burned, was a Renaissance building, and a reminiscence of the Jesuit Church in Rome, while the costly and sumptuous edifice that has succeeded it, and of which Mr. Le Brun is the architect, is also a Renaissance work. On the other hand, almost the only classic building erected for the use of a Protestant congregation in New York during the past twenty years is the chapel built for Dr. Hawks, in East Twenty-fifth street, and that was a caprice of the rector, who was the real designer of the church.

Inasmuch as the Roman Catholic churches, whether classic in architecture or not, follow the mediæval ground plan—St. Peter's, at Rome, is simply a Gothic church with classic detail—their requirements are thoroughly met. It is different with Protestant churches, the designers of which are divided between the desire to produce an ecclesiastical monument—a "churchly church"—and the desire to make a good place to hear and see in. Trinity Church, built almost forty years ago, remains perhaps the best piece of church architecture in New York, and doubtless owes much of its excellence to the fact that its architect, Mr. Upjohn, accepted the mediæval type as valid, and exhibited his own power of design in refining on a recognized art form. The church thus built is the most eligible place in New York for the performance of ecclesiastical pageants, but it is not a Protestant church. There is nothing sacerdotal in the functions of a "minister." There is nothing ritualistic in Protestant worship. "Eligible sittings," are not to be looked for in the transepts of a cathedral, nor in the aisles, nor even in the whole of the nave itself, unless it happens to be a short one. The floor must be left unobstructed by points of support, and every seat must command an uninterrupted view of the pulpit, and be within hearing distance of it. This is not a cathedral, it is a "meeting-house." It is a place in which the sermon, from an unimportant and dispensable part of the service, has become the service itself. The problem is to treat the meeting-house artistically. The typical meeting-house, as commonly treated does not answer its purpose perfectly, by any means. No building of which the ground plan is a long parallelogram, with the speaker at one end of it, can be a good auditorium unless it is of moderate dimensions. Mr. Beecher holds forth in a box—*box et præterea nihil*. It is easy to see that the exercise of a little ingenuity in laying it out would have made it much more convenient for hearing and seeing and for entrance and exit, even if it had been left a barn.

With very few exceptions, the buildings in which it has been attempted to meet the practical requirements of the Protestant Church have no architectural interest. It is comparatively easy to

build a lecture room in which everybody can hear and see, but the pastor and the people who occupied such a lecture room, however unemotional they might imagine themselves to be, would assuredly feel, if it were only a lecture room, that something was lacking in it. Religion, above all things, cannot afford to ignore the emotional side of human nature. And the problem of the architects of Protestant churches is to develop an art-form out of the practical requirements of Protestant churches. Mr. Beecher's whitewashed barn, though not the best place for hearing and seeing, is a very good one. Mr. Talmage's Tabernacle and the corrugated iron circus in which Mr. Hepworth used to preach in Madison avenue are doubtless convenient lecture rooms, but nobody would think of taking them for places of worship.

There have been a number of more or less interesting experiments made in other places to combine the requirements of an audience-room with the architectural character of a church, but we only recall three in this city—one, St. Thomas's Church, by the late Mr. Upjohn; one, the Church of the Holy Trinity, by Mr. Eidlitz, and one, Dr. John Hall's church, by Mr. Pfeiffer.

The ground plan of St. Thomas's Church, as is shown on the outside, is a Latin cross, with the arms of the cross cut off, so as to form an octagon at the junction of the nave and choir. This arrangement allows nearly the whole of the transepts to be made available for seating, and brings the congregation around the preacher. It is evident, however, that the arrangement is a compromise, and that, if the architect had felt himself at liberty to disregard the ecclesiastical type bequeathed to him, and plan his church on grounds of convenience alone, he would have shortened the nave and enlarged the octagon. As it is, he produced what is distinctly a church and what is also a commodious audience room, much more commodious than it could have been if he had adhered more strictly to the conventional plan. A main merit of the exterior architecture of the church is the distinct expression of its peculiar plan. The octagon appears and is emphasized in treatment, and with the addition of a stair-case turret on one side and a robing room, or possibly a baptistry, on the other, makes a picturesque feature. What is unusual, the galleries are also recognized by two rows of openings, instead of one, in the aisle walls. The whole architecture is solid and serious in character and skillful in treatment, and the solid tower is crowned with a picturesque lantern, which is one of the notable "bits" in the architecture of Fifth avenue.

The Church of the Holy Trinity is in its interior a more radical departure from the accepted type. St. Thomas's is an orthodox Episcopalian body, the members of which, it is evident, insisted above all upon having a church, although they much preferred a church in which they could hear and see. The Church of the Holy Trinity was nominally an Episcopal church, though of a much less pronounced kind. What Dr. Tyng's people evidently wanted in an interior was a perfect auditorium, with as much of an ecclesiastical character as was compatible with these conditions. They have accordingly obtained "a theatre with ecclesiastical details." The form which experience has shown to be the best for accommodation and the best for acoustics has been as frankly accepted in the church as in the iron circus just above it, while this is a church and a beautiful interior and the other is of no architectural interest. In plan the Church of the Holy Trinity is an ellipse inscribed in a parallelogram, a theatre in a church. The ellipse is a wall enclosing the auditorium, and of the space outside of it, three of the corners are utilized for vestibules, staircases and the organ loft, while the fourth is opened into the church by an arcade. The curve of the walls abolishes the clerestory, and renders impossible the usual method of roofing. The central part of the church is lighted by large dormer windows, and the ceiling is a very interesting, artistic and novel piece of timber work, its whole weight being imposed upon powerful trusses, spanning the whole distance between the front and rear walls. The detail throughout the interior is as thoroughly and thoughtfully studied as we expect to find the detail of Mr. Eidlitz's work. The exterior is a well-balanced composition, with many interesting details, but most spectators only notice the use of brick-work in a rough mosaic of different colors. The attempt at this sort of mural decoration was new here when this was done, and it is not surprising that it should be unequal in effect. Where it is far enough removed from the eye, as in the apse, and in the upper stage of the principal tower, and to some extent in the western gable, it is effective and a positive addition, but it detracts from what would otherwise be the effect of the architecture on the south side, where it is so low that the zig-zag lines are confusingly apparent.

But the defect which mainly prevents us from considering the Church of the Holy Trinity as a solution of the Protestant church problem is that the peculiar disposition of the church does not appear in its architecture, which is so far a mask and not a face. The ellipse only appears at one point on the outside, and there as it were casually, whereas an expressive treatment of the plan would

have involved the exhibition of the ellipse as a clerestory above the parallelogram in which it is inscribed.

Dr. John Hall's church has also an elliptical auditorium, which is said to be all that can be wished in lighting, ventilation and acoustics, but it has the same defect we have just noted in the Church of the Holy Trinity and to a degree even greater, since the auditorium here actually encroaches on the tower, and the exterior is only a commonplace and tolerably well-behaved Gothic church, with no points of particular architectural interest.

Interesting as these experiments are, in their several ways and degrees, it is evident that there is much room for improvement before we get a typical Protestant church; and that the best use of these experiments is in suggestion and help to succeeding designers.

It is settled that we are to have a new, or at least amended charter for the City of New York. The politicians are very active, as usual, and they will endeavor, of course, to spoil it. It is not to be expected that people who make their living by the unnecessary expenditure of money from the city treasury can be heartily in favor of any real reform. Every sane man knows just what is required. We need, what the people of Brooklyn have, in a great measure, a Mayor, who has authority and responsibility, and who has no Board of Aldermen to stand between him and his appointments. An appeal has been made to the Chamber of Commerce to move in this matter. The West Side Association has an excellent programme to urge upon the Legislature, and it ought to make an appeal to the real estate interest to combine, so as to insure New York a charter that will put the responsibility directly on the shoulders of Mayor Edson. Governor Cleveland was Mayor of Buffalo, and he knows how dangerous is the power of confirmation of appointments when exercised by an irresponsible Board of Aldermen. Of course, the political organizations will do what they can to continue the present state of things, and they will be backed by powerful influences, which will have plenty of money to defeat any real reforms. It is to be hoped that the Committee of Fifty will try its hand, and co-operate with the other public bodies in securing an amended charter that will strip the Aldermen of their power to confirm, and put the appointing power directly upon the chief executive of the city.

The Society of American Artists has issued a circular containing a reprint of the resolution adopted by them last month, and which brings to the notice of the Tariff Commission and Congress the fact that "the United States is the only leading nation in the world which has not inherited the works of art of any great epoch of the past," and that "it is at the same time the only nation that puts a penalty, by means of a tariff, upon the importation of works of art, both ancient and modern." This resolution must echo the sentiment of every person who wishes to see a great and high art development in the United States in the future. In every country in Europe the aspiring artist has the advantage of being able to study from the original paintings of the new and old masters, from whom alone they can obtain the best and most refined examples for the better perfection of their art. But the United States places her citizens at a disadvantage; and it is not everyone who can afford to go over to reside in Europe for several years' study. It is to be hoped, in the interest of America, that the duty on all oil paintings shall, at least, be removed; and certainly that such pictures or sculpture as Europeans may be desirous of loaning to the United States for a limited period shall be admitted to this country without the drawback of an impost, which is as detrimental to the future of American art as it is unnecessary to the revenue of the United States.

The increase in the intrinsic value of the elevated railway system is shown by the official figures of the number of persons carried year by year since 1879. During the twelve months ending September 30 of that year the total number of passengers carried on all the elevated railroads was 46,045,181, and in every subsequent twelve months the figures were as follows: In 1880, 60,831,757; in 1881, 75,585,778, and in 1882, 86,361,029. It is estimated that during the fiscal year ending September 30, 1883, the number of passengers will have swelled to about 100,000,000.

Mayor Grace's letter on the waste of our municipal government ought to create an uprising of our tax payers. It is monstrous that we should pay out seven millions and a half dollars in salaries annually when three millions would be sufficient for a far more efficient service. The difficulty in the way of any reform is the vast corruption fund which the sinecurists can raise to put a stop to any legislation averse to their interests. The real estate interest of New York is forced to pay all the bills of the various local political organizations,



### Our Prophetic Department.

**SCEPTIC**—Now, Sir Oracle, I propose to cross-question you. I, for one, do not believe in good times. I think the outlook is blue. We have built too many railroads, and more securities are being offered than the market can absorb. We have over-produced beyond the capacity of the country to consume. A lower scale of duties and taxes will soon go into effect; hence will come bankruptcies, because of unsaleable goods and the certainty of cheaper production. I don't see any force in the "bull" arguments.

**SIR ORACLE**—There is some point in what you say. Contentions such as you have been using have been effective in depressing stock values since September last; yet, I cannot but believe that railway stocks are a purchase at present prices. The railway war is over and the trunk lines are doing the greatest business known in their history and at remunerative prices. I learn from the best-informed sources that the Pennsylvania Central, the New York Central and the Lake Shore are unable to do all the work offered them. [Railway earnings everywhere are increasing, and, except in the case of some Western roads which have been extended too largely, dividends this year will be greater than ever.

**SCEPTIC**—That is all very well. Does it not, however, promise to be a hard winter. The severe weather has commenced early, and it looks as if there was to be a repetition of the winter of 1880, the bad effects of which were experienced far into the following summer.

**SIR O.**—The season is too young to make any forecast as to the severity of the winter. Plenty of snow will be good for next year's crops, especially for winter wheat; and then the long winter, if we have one, should help the coal roads.

**SCEPTIC**—Well, go on; what other indications are there of prosperous times ahead?

**SIR O.**—Well, the country is full of natural wealth. Look at our cotton crop. The fall was so late that we thought we had 7,000,000 bales, and the price fell off to ten and a fraction for middlings. This would have been too low to be profitable; and now it is discovered, in time, that in all probability we have not more than 6,400,000 bales. Hence, we shall probably get a better price for that "floculent" fibre. Then, look at our wheat, corn and general cereal crops. They are immense. The world needs our food and our material for making clothing. The one thing lacking is cheap ocean freight, and this, I think, will be supplied early in the coming year.

**SCEPTIC**—But surely you do not think we can ship so much as to bring exchange down to the gold-importing point?

**SIR O.**—That remains to be seen. Some very good judges, who are in a position to know, tell me that all the foreign bankers have orders to purchase securities for foreign holders just as soon as it is settled that bedrock has been touched in our stock market. It would require but a few millions used in this way to bring gold to our shores. And when it commences to come nothing can prevent an upward movement in stock values.

**SCEPTIC**—What other sign of an improving market do you see?

**SIR O.**—The certainty of an easy money market. In all my conversations during the past fall I have laid particular stress upon the great demand for money for moving the crops. I pointed out two months ago the inevitable contraction of loans on the New York market, a state of things which has always influenced prices unfavorably. Voltaire was once asked how it was he made a fortune in an age when literary work was so little appreciated. "I have," he replied, "a friend in the Bank of France, who informs me when the bank is about to issue more currency and loan freely; then I buy. Then, again, he notifies me when the loans are to be called in and the currency retired, whereupon I sell, for I know that prices are going down." And this is the secret of the way in which the great bankers make money. The contraction which begun in August and ended only a couple of weeks since, accounts for the depression of this fall. The ease of money now and for six weeks to come ought to show itself in enhanced values in January, if not sooner. I tell you, Mr. Sceptic, if you want to put money in your purse, go long of the stock market. At the same time, I am not a very strong bull, for, outside the railways and their traffic, there is a good deal of uncertainty about general business. The proposed reduction of taxation has a very depressing effect on all business men who have stocks on hand; and then cheaper food in itself involves cheaper production. If Congress would act promptly in the matter of the tariff, the country would soon adjust itself to the new conditions and trade would revive. Nay, more, I think we would have the most active business since resumption, for there is no danger of strikes, in view of the cheapening of food, which has added practically to the wages of the working classes. I am disposed to look cheerfully on the prospects for 1888, but at the same time I anticipate no "booms" and but a very moderate speculative feeling.

There is a fancy with young ladies for embroidering hat-bands with the initials of their gentleman friends by way of marking the hat. This is done on a satin canvas ribbon that is put inside the crown.

### Over the Ticker.

**RUFUS HATCH** is a "bull" once more. He thinks a great deal more of the "chromos" than he did a month back. Then, lately, he has taken to reading Benner and "Sir Oracle."

**UNCLE RUFUS** is sound on one point. He does not believe in new roads through wildernesses. Texas Pacific and Denver & Rio Grande have no countenance from him. But, as yet, he professes to think there is value in Northern Pacific.

**AMONG** the stocks of the future—that is, those that will be active by and by and see much higher figures—are Chesapeake & Ohio securities, Alton & Terre Haute (common and preferred), Richmond Terminal, Colorado Coal, West Shore & Buffalo and Ontario & Western.

**JAY GOULD** is, from all accounts, heavily loaded with Western Union. All reports to the contrary, he has been a buyer of Telegraph, Wabash, and Missouri & Pacific securities. May he not stagger some day under the load he is carrying?

**FOUR** hundred and fifty thousand dollars in gold is reported to be on the way here consigned to a Canadian bank. Sanguine "bulls" think that between now and May next \$30,000,000 in gold may be expected from abroad.

**EXPORTS** are increasing rapidly. For the week ending Wednesday we shipped products the money value of which was \$7,612,000, being an increase of \$1,400,000 over the previous week, and \$2,700,000 over the corresponding week last year. In this aggregate less than \$118,000 was flour, while corn and wheat are down for small amounts. Our cereals will soon swell these totals to unprecedented amounts. Then will gold commence to come and the "bulls" of Wall street be happy.

**ONE** unexpected result of the Northwestern Railway war was that it did not increase the shipments of grain until three weeks after it commenced. It was supposed, however, that it would stimulate the forwarding of wheat and corn as soon as it was known the war was about to end.

**ANOTHER** curious fact is brought out by the *Railroad Gazette*. The actual loss to the fighting railroads was a mere trifle, compared with their aggregate receipts, as the points between which the rates were cut were comparatively few. The northwest is very extensive, and it is only at a few points that the railways intersect each other.

**AMONG** the stocks that have merit is the Pacific Mail. It will make a good showing some day. As Congress is about to do something for our shipping interests, it cannot overlook the one company which has carried the flag of the United States on two oceans during all these periods of depression.

**THE** North River construction stock has been rising in value lately, and if the West Shore & Buffalo Road is built as planned it should be very valuable security. One of the leading men of the West Shore company gives it as his opinion that every owner of one hundred shares stock will in time get his subscription back, and \$25,000 worth of securities besides.

**THE** Western Union figures are not encouraging to the bears in that stock. A business which earns over 11 per cent. per annum, and which is steadily increasing, is not dear at 20 per cent. below par. If Vanderbilt instead of Gould was the controlling influence, Western Union would sell for 115 or more.

**OSCAR WILDE** has, it seems, been investing some of the profits of his lecturing tour in Keely motor stock. This will not recommend that famous security to Wall street, although the inventor has filed the necessary papers to take out a patent.

### A Proposed Down-Town Park on the East Side.

Assemblyman Campbell has in charge, and will present at the next session of the Legislature, a bill providing for the formation of a public park to be bounded by Grand, Cherry and Jackson streets and the East River. This is a very suitable spot for such a park, and has many advantages, such as the cheapness with which the property could be acquired and the extensive water-front, affording pure air and beautiful view, while the dense population near by are in great need of such a breathing place. In all large cities the construction of just such parks as the one suggested has in all cases been pecuniarily advantageous to the corporation by the increased taxable valuation of the adjoining property, and in many cases has been the means, as it might be in this case, of altering the entire character of a neighborhood.

### Household Decorative Items.

—A cane rack is composed of brass and nickel in the shape of a horse-shoe, and stands upon the hall table.

—Ladies buy coats of real seal skin for their canine pets at a cost of \$15. An imitation garment can be obtained for \$10.

—A tiny fir tree in a china jar, with bon-bons and lady apples, small cornucopias and Garm in favors tied to it, is the prettiest ornament for a Christmas dinner table.

—A new cover for a chess table is made of silk and linen fabric, on which the chess board is stamped, and a border is added, worked in crewel stitch, representing knights, bishops, pawns, etc.

—A full-sized newspaper-rack comes in the shape of three Turkish pipes; the bowls form the feet, tipped with amber; the receptacle takes the shape of a Turkish fez of dark red felt bound with rolled gold.

—All the diamond fields of the world, says Prof. Egleston, are not worth the anthracite fields of Pennsylvania, and, he might have added, that for decorative effect, the finest piece of bric-a-brac is valueless in comparison with a bright open fire.

—A novel and costly lounge is made of Persian rugs and deep-toned velvet. Narrow gimp of varied color, to harmonize with the Eastern hue of the rug, edges the seat, and a handsome double chenille fringe gives a beautiful finish to the velvet drapery.

—An elegant smoking stand is in the shape of a tripod; the three legs represent whips with handles of deer's feet; the top is three horseshoes in clover-leaf shape, in which rest ebony cups tipped with silver and lined with gold; three stirrups are suspended at the openings from nickel straps.

—Many of the fashionable chairs to-day are covered in what is known as Spanish hido, which, however, unless really antique, comes either from France, Italy, or Belgium, and is manufactured in imitation of the Moorish designs which were introduced into Spain in the fifteenth century.

—The latest style for parlor stoves is a combination of brass, iron and tiles. The facings are of polished brass, while the interior is of hammered iron, and encaustic tiles form a frame-work between the mantel and the grate. It is a Boston notion and is manufactured by Smith & Anthony of that city.

—One of the most graceful of liquor stands presents an extremely light appearance, made of antique iron in open grapevine work and carefully worked leaves; round about in twisted stems are set a dozen little glasses of Austrian golden green; four tall, slender beakers correspond, having decoration and stoppers of blue-green glass.

—The illuminated leather manufactured in New York is acknowledged by competent judges to excel that which is imported from France or Belgium, for the reason that it does not crack or show signs of wear, and, in fact, resembles the genuine antique in that the older it grows the better it looks. Moreover, it is far more flexible than French leather, and this makes it invaluable as covering for furniture.

—The demand for decorative leather is steadily increasing, and it is found of such practical value, that in the most stylish modern houses it is fast taking the place of other materials for ceiling and wall decoration. Dark leather is, as a rule, preferred for the decoration of dwelling-rooms, and lighter shades for bedrooms. Illuminated leather has much to recommend it for ceiling decoration from the fact that it catches the rays of light and presents a varied appearance from hour to hour. The most successful manufacturers are, perhaps, Charles H. Walker & Co., of Brooklyn, who have filled orders for some of the finest houses in this city.

—Christmas and illustrated cards of every kind, and suitable for bedroom decoration, can be seen at No. 96 Broadway.

—Art tiles and Dresden plaques, mantels and jardinieres, with other beautiful household ornaments, suitable for holiday gifts, can be found at Aspinwall & Son's, 75 West Twenty-third street. This is the house which supplied the much admired art decorations to the new casino.

—A magnificent Gorham punch-bowl is of silver, gold lined, a thick grape vine in natural colors is coiled carelessly about the brim; bunches of grapes hang, forming the handles; leaves of burnished gold here and there are tinted with flecks of autumn's vivid coloring; the ladle, of satin-finished silver, gold-lined, has a long curved handle wound about by a delicate vine of gold and occasional small leaves of gold finished by a bunch of gold grapes laid in mezzo-relievo at the end form a carved gold leaf.

—A large square tray of Japanese design in oxidized silver holds a dozen tiny after-dinner coffee-cups in the shape of mugs and saucers; each handle is different from the others, consisting of a twig, a flower, a bunch of leaves, the decoration in niello also varying in each cup. The gold-lined bowl, as similar quaint decoration, with an ornamental stem and clusters of berries laid about the edge. The lid of the coffee pot has on top the Japanese dog "Jos," in alto relievo, quite free, and a winged dragon on the handle; the decoration is of cranes, trees and bamboo stalks, in black lines and etchings. This service has been lately received by the Japanese Manufacturing Company, who also exhibit very rich hangings in silk and velvet for walls, some as high as \$40 per yard, at the fine warerooms on Broadway, near Seventeenth street.

—An English correspondent says: The revival of tapestry is a healthy sign of taste, and hangings are a great help in breaking up the dull uniformity of the walls of a room. The Royal Tapestry Factory, at old Windsor, which is under the patronage of the Queen and the Duke of Albany, is now in full work. Four portieres, with views of Windsor Castle, Osborne, Buckingham Palace and Balmoral, are being woven in imitation of old Arras tapestry, and some beautiful tableaux, designed by Mr. J. E. Hodgson, R. A., are preparing for Mr. Cornelius Vanderbilt's mansion in New York.

—After all, nothing sets off the walls of a room so finely as artistic engravings. At Bradley's, in Pine street, there will be seen some charming line engravings and India proofs. There are some fine imported etchings among the latter, the rarest of these probably being D'Aubigny's "Solitude," which created much admiration on the other side of the Atlantic. Some of the pictures are rare ones, and it speaks well for the taste of Wall and Pine street people that nothing but the best in the artistic line will satisfy them.

—Very charming bric-a-brac and articles suitable for holiday gifts will also be found at Koues Brothers, Broadway, near Pine street. Stores of this kind are becoming quite numerous in the lower parts of the city, and it is often the case that brokers and their customers—eschewing the time-worn and less sensible "glass that inebriates"—are tempted, after a "lucky hit," to indulge in the luxury of a beautiful ornament or picture, as a present to their lady relatives or friends.

—Indeed, it will repay any one who has some spare time, to visit some of the establishments stocked at this season with fancy and artistic articles for Christmas presents and New Year's gifts. In some places will be found costly, in others moderately priced goods; and in many stores a combination of both. So that all can be suited whether desirous of making their purchases and gifts large or small. One of the latter is to be found at the rooms of Messrs. Hall, Nicoll & Granbery, of Nos. 20 and 22 John street, where a display of fine art can be inspected which will surprise those who would have thought that such a store could hardly thrive so far down in the city. Several specialties are to be seen here, many of them being excellent specimens of handiwork, such as repousse brass work, folding mirrors and jardinieres, exclusive of some fine paintings and artistic pottery of every description. Indeed the display is almost a little exhibition in itself, and will delight the eye of every lover of art.

—A peep into a new store open for the holiday season by Koues, at 235 Broadway, shows a variety of new imported French hand-painted panels, being small gem reproductions in oleo-photograph of some well-known European pictures, and which bring out in detail every feature of the picture in a manner in which it could not, in the same small space, be reproduced in oil by the painter's hand. There are also some beautiful specimens of imported porcelain paintings to be seen here.

—A run up-town to Fourteenth street, and the neighborhood will reward the artistic sight-seer. At Le Boutillier & Co's., Union square, some splendid plaques on raised porcelain are to be seen, as well as some fine French clocks and bronzes. Some of the pictures on porcelain here are really excellent and valuable pieces of art.

—Turning down into West Fourteenth street a few minutes in Morton's bric-a-brac store will repay those desirous of obtaining art decorations and presents within the reach of every workingman. Fine specimens of Hungarian faience, old Japanese and Satsuma ware, and Dresden China are among the noticeable features here. Among the pottery we noticed a handsome plate belonging to a set specially made for the Duke of Devonshire, the richest nobleman in England.

—At Schwartz's Toy Bazaar a large variety of household decorations, as well as children's presents, apropos of this season, are to be seen. Among the latter appears a Christmas tree which has the peculiar characteristic of having its lights of gas instead of the well-known candle of yore. This is effected by connecting old Father Christmas to the gas, by means of a rubber pipe attached to the hoary gentleman's back, which is thus communicated through his system to the thin taperlike lights. The combination has a most pleasing effect, and will no doubt be substituted in many houses for the old style of tree.

### Exhibition of Stained Glass.

The above exhibition, to which we referred in our last, has been visited by a large number of persons during the past week. It contains some most beautiful and artistic stained glass, most of which has been made for the well-known banker, Roger Maxwell, of Brooklyn. The finest piece of workmanship in the exhibition is that of a window, intended for a dining-room, and which contains a figure representing Pomona, the goddess of fruit, or more accurately, the patron divinity of garden produce, the design being that of Mr. Alex. S. Locke. The window represents the goddess surrounded by fruits, flowers and leaves, the latter appearing in the background, and setting off the figure to perfection. The work is done in a style similar to the mosaic, and the entire composition, including the drapery, is worked in opalescent glass, the only exception being that of the arms and face, which are painted. The whole makes up a pleasing ensemble, and both in design and style contains a good deal of originality. Another fine piece of art is a vestibule door, with variegated forms, having a white background, and which is decorated and ornamented in the Italian style. There are also two beautiful specimens of staircase windows, one of them being in the Renaissance style, the other in the Pompeian, being a combination of the Græco-Roman.

There is also a hall window, containing a bevel plate in the centre, and which is surrounded by opal jewels. The object of the bevel centre is to admit of a good light through the window. A piece of work in the Japanese style may also be observed. Indeed, the exhibition contains some very choice and artistic handiwork, all of which is of the finest workmanship and finished in perfect style. The demand for stained and artistic glass is increasing to such proportions, that those engaged in the profession frequently find much difficulty in complying with the requirements of the public. It is, of course, desirable that a high taste for art should be developed, and it is only by the use of the most approved style and the best material and workmanship, that the desired object can be attained. It may be added that the above exhibition is at the rooms of Messrs. Tidden and Arnold, 43 Fulton street, Brooklyn, and will continue to remain open to the free inspection of the public during the forthcoming week.

## How the Proposed New Tariff Affects the Building Interests.

It may be interesting to those connected with building matters to know how the material required for their purposes will be affected by the revised schedules presented by the Special Committee appointed to suggest Tariff Reforms, and whose report is now before the House Committee of Ways and Means. The duties named are those proposed on future importations:—

Asbestos, manufactured, 20 per centum ad valorem.  
Cement, Roman, Portland, and all others, 20 per centum ad valorem.  
Glue, 20 per centum ad valorem.  
Whiting an 1 Paris white, dry, 20 per centum ad valorem; ground in oil, 1½ cents per pound.  
Putty, 1 cent per pound.  
Prepared chalk, precipitated chalk, French chalk, red chalk, and all other chalk preparations which are not specially enumerated or provided for in this act, 20 per centum ad valorem.  
White lead, when dry or in pulp, 2 cents per pound.  
When ground or mixed in oil, 2½ cents per pound.  
Litharge, 2 cents per pound.  
Orange mineral, and red lead, 2½ cents per pound.  
Ultramarine, 5 cents per pound.  
Turpentine, spirits of, 20 cents per gallon.  
Colors and paints, including lakes, whether dry or mixed, or ground with water or oil, and not specially enumerated or provided for in this act, 25 per centum ad valorem.  
The pigment known as bone black, and ivory drop black, 25 per centum ad valorem.  
Ochre and ochery earths, amber and amber earths, and sienna and sienna earths, when dry, ½ cent per pound; when ground in oil, 1½ per pound.  
Zinc, oxide of, when dry 1 cent per pound.  
Zinc, oxide of, when ground in oil, 2 cents per pound.  
Varnishes, of all kinds, 50 per centum ad valorem.  
All earths or clays, unwrought or unmanufactured, not specially enumerated or provided for in this act, \$1.50 cents per ton.  
All earths or clays, wrought or manufactured, not specially enumerated or provided for in this act, \$3 per ton; china clay, or kaoline, \$3 per ton.  
Encaustic tiles, 35 per centum ad valorem.  
Brick, fire-brick, and roofing and paving tile, not specially enumerated or provided for in this act, 20 per centum ad valorem.  
Slates, slate pencils, slate chimney pieces, mantels, slabs for tables, and all other manufactures of slate, 30 per centum ad valorem.  
Roofing slates, 25 per centum ad valorem.  
Unpolished cylinder, crown and common window glass, not exceeding ten by fifteen inches square, 1½ cent per pound; above that, and not exceeding sixteen by twenty-four inches square, 2 cents per pound; above that, and not exceeding twenty-four by thirty inches square, 2½ cents per pound; all above that, 3 cents per pound. Provided, that unpolished cylinder, crown and common window glass, imported in boxes containing fifty square feet, as nearly as sizes will permit, now known and commercially designated as fifty feet of glass, single thick and weighing not to exceed fifty-five pounds of glass per box, shall be entered and computed as fifty pounds of glass only; and that said kinds of glass imported in boxes containing, as nearly as sizes will permit, fifty feet of glass, now known and commercially designated as fifty feet of glass, double thick, and not exceeding ninety pounds in weight, shall be entered and computed as eighty pounds of glass only; but in all other cases the duty shall be computed according to the actual weight of glass.  
Cast polished plate glass, unsilvered, not exceeding ten by fifteen inches square, 3 cents per square foot; above that, and not exceeding sixteen by twenty-four inches square, 5 cents per square foot; above that, and not exceeding twenty-four by thirty inches square, 8 cents per square foot; above that, and not exceeding twenty-four by sixty inches square, 25 cents per square foot; and above that, 50 cents per square foot.  
Cast polished plate glass, silvered, or looking-glass plates, not exceeding ten by fifteen inches square, 4 cents per square foot; above that, and not exceeding sixteen by twenty-four inches square, 6 cents per square foot; above that, and not exceeding twenty-four by thirty inches square, ten cents per square foot; above that, and not exceeding twenty-four by sixty inches square, 35 cents per square foot; all above that, 60 cents per square foot.  
But no looking-glass plates or plate glass, silvered, when framed, shall pay a less rate of duty than that imposed upon similar glass of like description not framed, but shall be liable to pay, in addition thereto, 30 per centum ad valorem, upon such frames.

### WOOD AND WOODEN WARES.

Timber, hewn and sawed, and timber used for spars and in building wharves, 20 per centum ad valorem.  
Timber, squared or sided, not specially enumerated or provided for in this Act, 1 cent per cubic foot.  
Sawed boards, plank, deals and other lumber of hemlock, white wood, sycamore and bass wood, \$1.01 per 1,000 feet, board measure; all other articles of sawed lumber, \$2.00 per 1,000 feet, board measure. But when lumber of any sort is planed or finished, in addition to the rates herein provided, there shall be levied and paid for each side so planed or finished, 50 cents per 1,000 feet, board measure.  
And if planed on one side and tongued and grooved, \$1.00 per 1,000 feet, board measure.  
And if planed on two sides, and tongued and grooved, \$1.50 per 1,000 feet, board measure.  
Hubs for wheels, posts, last blocks, wagon blocks, ore blocks, gun blocks, heading blocks, and all like blocks or sticks, rough-hewn, or sawed only, 20 per centum ad valorem.  
Staves of wood of all kinds, 10 per centum ad valorem.  
Pickets and palings, 20 per centum ad valorem.  
Laths, 15 cents per 1,000 pieces.  
Shingles 35 cents per 1,000.  
Pine clapboards, \$2.00 per 1,000.  
Spruce clapboards, \$1.50 per 1,000.  
House or cabinet furniture, in pieces or rough, and not finished, 30 per centum ad valorem.  
Cabinet ware and house furniture, finished, 35 per centum ad valorem.  
Casks and barrels, empty, sugar-box shooks, and packing boxes, and packing-box shooks, of wood, not specially enumerated or provided for in this act, 30 per centum ad valorem.  
Manufactures of cedar wood, granadilla, ebony, mahogany, rosewood, and satin wood, 35 per centum ad valorem.  
Manufactures of wood, or of which wood is the chief component part, not specially enumerated or provided for in this act, 35 per centum ad valorem.  
Wood, unmanufactured, not specially enumerated or provided for in this act, 20 per centum ad valorem.  
A abaster and spar statuary and ornaments, 10 per centum ad valorem.  
Horse hair, and hair of all kinds, cleaned or uncleaned, but unmanufactured, and not specially enumerated or provided for in this act, 10 per centum ad valorem.  
Lime, 10 per centum ad valorem.  
Linsed or flaxseed, 20 cents per bushel of fifty-six pounds; but no drawback shall be allowed on oilcake made from imported seed.  
Marble of all kinds, in block, rough or squared; veined marble, sawed, dressed, or otherwise, including marble slabs and marble paving tiles, 75 cents per cubic foot.  
All manufactures of marble not specially enumerated or provided for in this Act 50 per centum ad valorem.  
Plaster of Paris, when ground or calcined, 20 per centum ad valorem.  
Stones, unmanufactured or undressed, freestone, granite, sandstone, and all building or monumental stone, except marble not specially enumerated or provided for in this act, 15 per centum ad valorem.

The following are recommended for the free list:

American manufactures of casks, barrels, or carboys, and other vessels and grain bags, the manufacture of the United States, if exported containing American produce, and declaration be made of intent to return the same empty, under such regulations as shall be prescribed by the Secretary of the Treasury.  
Barrels of American manufacture, exported filled with domestic petroleum, and returned empty, under such regulations as the Secretary of the Treasury may prescribe, and without requiring the filing of a declaration at time of export of intent to return the same empty.  
Barrels and grain bags the manufacture of the United States, when exported filled with American products, or exported empty and returned filled with foreign products, may be returned to the United States free of duty, under such rules and regulations as shall be prescribed by the Secretary of the Treasury; and the pro-

visions of this section shall apply to and include shooks when returned as barrels or boxes as aforesaid.

Fire-wood.  
Glass, broken pieces, and old glass which cannot be cut for use and fit only to be remanufactured.  
Glass plate, or disks, unwrought, for use in the manufacture of optical instruments.  
Hair, horse or cattle, cleaned or uncleaned, drawn or undrawn, but unmanufactured, not specially enumerated or provided for in this act; of hogs, curled for beds and mattresses, and not fit for bristles.  
Logs and round unmanufactured timber, not specially enumerated or provided for in this act, and ship timber.  
Railroad ties, of wood.  
Shingle bolts, not stove-bolts, provided that heading bolts shall be held and construed to be included under the terms stove-bolts.  
Ship planking and handle bolts.  
Woods, poplar or other woods, for the manufacture of paper.  
Woods, namely, cedar, lignumvitæ, lancewood, ebony, box, granadilla, mahogany, rosewood, satinwood, and all cabinet woods unmanufactured.

## What are our Park Commissioners Doing?

It seems as if Fairmount Park, Philadelphia, is really going to have a concourse and bridle path before our park commissioners do anything about the one for Central Park, about which they talked so valuably a year since. In the Quaker City the council's committee have on finance recommended an appropriation of \$10,000 for this purpose. Superintendent Gen. M. Russell Thayer is now engaged on the designs, which will be modeled after the Circle of Rotten Row, in Hyde Park, London; the Grand avenue in the Prater, in Vienna, and the drive in the Bois de Boulogne, in Paris. It will start from the large fountain at the foot of George's Hill, and ascending it, pass behind the Main Building and Machinery Hall of the Centennial Exhibition, and returning skirt the site to Fortieth street and Elm avenue. It will be in the form of a horseshoe two miles in length, and 200 feet wide. In the centre will be a carriage drive 100 feet wide, while on either side there will be a path 50 feet wide, one for equestrians, and the other for pedestrians.

## What the Next Legislature Will Do.

Ex-Senator Luke F. Cozans, on being asked what the next Legislature would do, gave his opinion as follows:

"It is very evident that the leaders of the Democratic party who will take principal control in the shaping of affairs at Albany during the coming winter, are in favor of reform in the government of this city. One of the most important questions that will come up in the early days of the session will be in relation to Croton water and the construction of a new aqueduct. A move is now on foot for the introduction of a resolution providing for the appointment of a reliable commission to consider the whole question relating to the new aqueduct, with instructions to report within thirty days. Then the question of dock improvements will be considered. Ever since the decision of Astor vs. City as to the right of the owners of water fronts and wharves, there has been a disposition to seek some way for these matters to be decided by arbitration, so as to protect the property owners, and that the city may improve and guard the water fronts. A bill will be introduced providing for single-headed departments in the various branches of the municipal government, and which, by the way, I notice THE RECORD AND GUIDE is strongly advocating. A reduction of expenses in all departments and a general reform in the municipal service will also be strongly urged.

"It may be that the Board of Apportionment may be enlarged by the addition of two or three commissioners, to be elected by the people, so that there may be a representation of the new office-holding class in that important board. The several up-town property associations will again apply for legislation providing for improvements in that section of our city, including the completion of the Riverside and Morningside Drives, the laying out of an exterior street on the East Side, and the construction of an additional park north of the Harlem River. An application will also be made for the necessary legislation for the erection of a fire-proof hall of records. Many of our largest property holders, while recognizing the necessity for such a building, wish to go still further and have a mammoth fire-proof building erected, that will afford ample accommodations for not only the register, but for all the outlying departments, such as the water, fire, building and health departments; thus saving the payment by the city of large annual rents for the use of buildings in various parts of the city for these departments. The Legislature will also undoubtedly change the boundaries of the various congressional districts, but this will not be done in any partisan manner such as the last redistricting of the State was. In conclusion I may say that it seems, in view of the great majority which the Democratic party will possess in our next Legislature, that they show a most conservative spirit, and that we may at last look for such legislation as will be of benefit to the great metropolis."

It is sincerely to be hoped that Mr. Cozans is justified in his faith in the good intentions of the Democratic party. The public works he mentions may involve jobs. He did not express himself as to the wisdom of the Board of Aldermen being deprived of the confirming power over the Mayor's appointments.

## Decorative Art in Stone.

The process of etching on stone for various ornamental purposes has become quite popular in Germany and is one of the leading industries. The stone is the same employed in lithographic operations—a sort of calcareous slate, slightly porous, of a pale yellowish drab and sometimes of gray neutral tint. The stones, varying in size from one and a half to two and a half inches in thickness, are squared or cut into the necessary size and highly polished with pumice stone and water. The design, drawn with a soft black pencil, is of a conventional nature, and not too intricate, all the lines perfectly accurate and sharp, and filled in with asphalt paint, evenly and smoothly, by means of a medium-sized brush. This being accomplished and the paint quite dry, the slab is placed in a large pail nearly full of water, with three tablespoonfuls of acetic acid, the water being continually stirred with a large feather, and a tablespoonful more of acid added from time to time. After half an hour the slab is removed and thoroughly washed with cold water, so as to remove all traces of the acid, and the asphalt paint then entirely rubbed away with turpentine. The effect of the acid is to eat away the surface of the stone, save where the design is protected by the asphalt, which, when removed by the turpentine, discloses the figures still polished in bas relief, while the rest of the stone is dull, the whole presenting the usual characteristics of a carving, the appearance being quite artistic and attractive.

## Real Estate Department.

The past has been rather a dull week. Conveyances, as was to have been expected, are less than the average for the past two months, and the speculative sales were very few. It is not to be disguised that indifferent property is selling for less than when the season opened this fall; yet it is quite certain that where really good and desirable realty is offered, it commands fair prices. Perhaps the most notable sale of the week was on Wednesday, when Richard V. Harnett sold eighteen lots on Sixth avenue Boulevard and One Hundred and Fifteenth and One Hundred and Sixteenth streets. This and other sales shows that while speculation may be dead for the present in other unimproved property, it is relatively active in the flat country east of Morningside Park and north of the Central Park, extending to the Harlem River. In this region, not only building but speculation is active. At Mr. Harnett's sale the southeast corner of Sixth avenue and One Hundred and Sixteenth street sold for \$9,800, which seems to be a pretty fair price, when the lot is only 25.5x75. Two adjoining lots on Sixth avenue, 54x75, brought \$14,600. The lot adjoining the corner on One Hundred and Sixteenth street brought \$7,500. A plot of land 50x100.11, on the north side of One Hundred and Fifteenth street, 3.9 east of Saint Nicholas avenue, brought \$10,000. Lots on One Hundred and Fifteenth street, 100 feet west of Fifth avenue, sold at an average price of \$4,550. These are good prices, but are not extravagant, in view of the adaptability of the quadrilateral for immediate improvement.

Still brokers seem to be encouraged by a change of tone in the market, which they claim has recently been developed. Wall street did a great deal to kill the real estate market this fall, but the better feeling in stock circles has already had its effect in Pine street. Should the general market for securities advance in the early part of next year, real estate would feel the benefit of it in the early spring.

In the building field it is clear that there is little or no encouragement to put up third-class tenements. That kind of property is a drug in the market, as recent sales show.

The official record of conveyances and mortgages for the past week, compared with the corresponding week of last year, shows that the comparison is unfavorable for 1882. There were fewer transactions, and the amount of money involved gives a falling off of nearly one half. Still, this may have been accidental, and the record for the month, when completed, may tell a different story. Here are the figures:

### CONVEYANCES.

	1881. Dec. 8 to 14, inclusive.	1882. Dec. 8 to 14, inclusive.
Number.....	169	160
Amount involved.....	\$4,039,162	\$2,911,417
No. nominal.....	51	52
No. Twenty-third and Twenty-fourth Wards.....	15	15
Amount involved.....	\$70,250	\$45,794
Number nominal.....	1	5

### MORTGAGES.

	1881.	1882.
Number.....	178	210
Amount involved.....	\$2,368,864	\$2,008,235
Number at 5 per cent.....	27	32
Amount involved.....	\$628,500	\$450,683
No. to Banks, Trust and Insurance Cos.....	40	32
Amount involved.....	\$961,300	\$697,500

Adrian H. Muller will, on Thursday, December 21, sell the valuable four-story brick house, with three-story extension, at the corner of Gramercy place and Twentieth street. This is one down-town residence neighborhood which is constantly increasing in intrinsic value. Governor Tilden's house, and the other improvements going on around Gramercy Park, makes the house to be sold exceptionally valuable.

Richard V. Harnett will sell on Wednesday, the 20th inst., the six-story double brick house, with two stores, No. 56 Forsyth street. This is to close an estate, and will be a good property for investors to examine.

### Gossip of the Week.

J. Bentley Squier has sold two lots on the southside of Eighty-second street, between Second and Third avenues, to Mr. Buderus for \$15,250.

The sale of the five lots on the south side of One Hundred and Twenty-fifth street, between Fifth and Sixth avenues, reported last week should have read 135 feet east of Sixth avenue. The purchaser was John A. Hardy who paid \$47,000 for the plot. Geo. W. Raynor was the broker who consummated the sale.

Among the leases recorded in our issue of to-day will be found several of considerable magnitude. The one of the greatest importance is that of four lots on the northwest corner of Madison avenue and Fifty-ninth street, leased by the estate of Samuel V. Hoffman for twenty-one years, with renewals at an annual ground rent of \$7,500 taxes and assessments, and, as will be seen in "Out Among the Builders," this plot of ground is to be improved at once. The next in order is the lease of the building No. 34 Cortlandt street, having a frontage of 23 feet, for ten years, at an annual rent of \$5,000.

Theodore M. Roche has sold the two four-story brick tenements Nos. 49 and 51 Downing street, 50x60x100 to Francis Caragher for \$16,000.

T. F. Treacy has sold this week four of his three-story bay window brown stone houses on Madison avenue, between One Hundred and Twenty-first and One Hundred and Twenty-second streets, fronting on Mount Morris Park, 20x60x100, for about \$25,000 each; No. 1885 to Mr. Isaac Young, of No. 319 East One Hundred and Sixteenth street; No. 1887 to Philip Scheyer, of the firm of N. Nathan & Co., No. 219 Church street; No. 1889 to Mrs. Guthman, of No. 22 West One Hundred and Thirty-third street, and No. 1899 to Mr. M. Nathan, of Messrs. M. Nathan & Co., No. 219 Church street. Mr. Treacy has also sold four three-story brown stone dwellings, 16.8 front each, on One Hundred and Fourteenth street, between Lexington and Fourth avenue, to an estate for investment for \$35,000.

Mr. J. V. D. Wyckoff reports the sale for William Taylor, of the Eureka and Elise flats on Sixty-ninth street, north side, between Second and First avenues, Nos. 351 to 361. The entire frontage is 150.6x100.4, each house being 25x76, three having brown stone fronts, and three brick fronts, with

stone trimmings. These houses were built by William Noble, and are now purchased by J. B. Smith, the consideration being \$108,000. Mr. Taylor accepts in part payment nine lots on Ninety-fifth street, between Lexington and Third avenues, at a valuation of \$65,000.

The three-story brown stone dwelling, No. 358 East Eighth street, 20x50 x100, has been sold for \$15,000.

J. V. D. Wyckoff has sold to W. P. & A. M. Parsons, a three-story brick house on the south side of Eighty-seventh street, between Third and Lexington avenues, for \$7,000, and for William Trist Bailey, the four-story high stoop brown stone house, No. 18 East Twenty-eighth street, 25x98.9, to Mr. O'Brien, for \$50,000.

The Lynd Brothers have sold the four-story high stoop brown stone dwelling, No. 25 East Seventy-second street, 27x65x85x102.2, to H. Lezinsky, a Mexican gentleman, now located at 320 Broadway, for \$82,500. Mr. Lezinsky is largely interested in mining in Arizona.

George J. Hamilton has sold the four-story high stoop brown stone house, No. 110 East Seventy-ninth street, 19x55x102.2, to Mr. Isidor Rosenthal, of No. 38 White street, for \$28,000.

John Livingston has sold two of his four-story brown stone flat houses, 19x70x100, on the north side of Seventy-first street, between Second and Third avenues, for \$76,000.

John D. Grimmins has sold for immediate improvement two lots on the southeast corner of Ninety-sixth street and Tenth avenue, for \$14,500.

Isaac Singer has purchased the four four-story double flat houses, Nos. 333, 335, 337 and 339 East Seventy-ninth street, from Mr. Marx, for \$86,000. They are 27x79x100 each.

Messrs. L. J. & I. Phillips have sold for M. Sternberger, who is about starting on a trip to Havana, a lot on Fifth avenue, seventy-five feet south of Eightieth street, with a twenty-five foot L extending to Eightieth street, to T. C. Richards for \$75,000, and the four-story, high-stoop, brown stone house, No. 29 East Seventy-second street, 21x65x102.2, for Mr. Campbell, president of the Pacific Bank, to Mr. Goldenberg, of the firm of Levi Goldenberg, Brothers & Co., for \$60,000.

McKee Rankin and Kate, his wife, have leased the premises, Nos. 443, 445 and 447 Third avenue, with a frontage of seventy feet, and No. 203 East Thirty-first street, forming a T with the same, for ten years, with renewals, at a rental of \$13,500 per annum.

Messrs. Crevier & Wooley have sold the three-story, high-stoop, brown stone house, No. 149 East Sixty-third street, 16.8x55x100.5, for \$16,500.

### Brooklyn.

John B. Haskin has sold his property on the west side of Jamaica avenue, 450 feet south of Sanford avenue, Flushing, 100x200, with the frame dwelling thereon, for \$10,000, to Edward A. Allen, of the Produce Exchange. Mr. Haskin could not find a purchaser for these premises last summer, at \$8,000. J. W. Dixon, of the Long Island Times, has bought a lot on Franklin place, 250 feet west of Parsons avenue, for \$500.

Messrs. Bulkeley & Horton have sold the four-story brown stone house, No. 206 Washington avenue, 17x48x100, to Margaret McCann, for \$9,500, and the three-story brick house, No. 278 Vanderbilt avenue, 20x45x100, to Mary M. Williams, for \$7,000.

The Dime Savings Bank has contracted to purchase the plot of ground, 53x100, on the southwest corner of Court and Remsen streets, with the two and one-half story brick building thereon, which is occupied by Bunnell's Museum, the price being \$130,000. Messrs. C. A. Seymour & Co. were the brokers. We are informed by the purchasers that the plot will not be improved at once, as the property is bought, subject to existing leases which have some time to run.

### A Great Partition Suit not Held Invalid.

#### EDITOR RECORD AND GUIDE:

The recent decision of the Court of Appeals in the case of Smith vs. Long does not invalidate the title to the Hopper Farm property. On the contrary, the court decides that the assignee cannot recover in ejectment for the following, among other reasons:—

1. That if he had any title at all, it was to an undivided twelfth interest only.

2. That a remote grantee of the assignee's title could not maintain ejectment, and, finally, that the sale by the assignee was void.

This decision effectually disposes of the alleged title under the sale formerly made by the assignee in bankruptcy, and many people who paid at the rate of about \$1,000 a lot for releases from this sale will regret that they ever paid the money. I do not see how much future trouble can be made in this matter. Jordan Mott was declared a bankrupt in 1842, and his contingent interest, perhaps, may have passed to the assignee in bankruptcy, but there is at present no valid holder of such a title, and there would have to be a new sale.

Now we may safely assume that an assignee in bankruptcy cannot override the statute of limitations, and as nearly forty years have elapsed since his title, if any, became vested, I cannot see how it is possible for him to recover. I think holders of titles under the Hopper partition need feel little alarm, and should be very careful not to pay out one dollar for future releases.

McD.

At the last meeting of the Board of Aldermen a resolution was offered by Alderman Wells asking that the Board of Estimate and Apportionment be requested to include in the amount to be expended in 1883 by the Department of Charities and Corrections, \$10,000 for the establishment of an accident hospital in the Twenty-third ward. His resolution was passed. A resolution was also passed repealing the ordinance of the Common Council adopted December, 1876, by which all incorporated gas-light companies were authorized to lay gas mains and pipes in the streets, avenues and public places of this city. A petition was also received from Arthur O'K. Horgan asking for an extension of time for completing the new Jefferson Market building from January 1, 1883, to April 15, 1883, and which petition was granted.



### Out Among the Builders.

George W. Da Cunha has the plans in hand for the erection of a new public schoolhouse at Montclair, N. J. It will be two stories high, 32x50, and in the Eastlake style. The first story will be of brick and the second of wood. The most important feature will be that it will be arranged so that every pupil will have his left hand to the light. Cost, \$10,000. The same architect has the plans under way for a six-story brick and granite warehouse, 41x100, to be erected on the south side of Franklin street, 250 feet west of Centre street, by Morris L. Herman at a cost of \$50,000.

Alfred M. Hoyt proposes to improve the plot of ground recently purchased by him on the southeast corner of Fifth avenue and Seventy-fifth street, 102.2x150, for \$200,000, by the erection of a magnificent residence for his own occupancy.

Thomas Kilpatrick proposes to erect, without delay, a first-class apartment house on the northwest corner of Madison avenue and Fifty-ninth street, on the plot of ground just leased by him, 100x100. It will be an eight-story and basement stone structure, with a single entrance in the centre, on Madison avenue. It will contain four apartments on each floor, and the staircase and interior apartments will be lighted and ventilated by a large central court, all the rooms being supplied with light by direct outside communication. The plans are not yet matured but it will be fitted with all the latest modern improvements, including steam heat, two elevators, and will probably be somewhat on the hotel plan, with an extensive restaurant on the first floor. It is the intention of Mr. Kilpatrick to expend nearly a quarter of a million of dollars in the erection of this fine building. Charles W. Romeyn & Co. are the architects.

Messrs. W. P. & A. M. Parsons propose to extend their stables on the north side of Eighty-sixth street, between Lexington and Third avenues, through to Eighty-seventh street, on the property they have just purchased fronting on Eighty-seventh street.

W. P. Birdsall will erect five five-story brown stone apartment houses on the north side of One Hundred and Twenty-fifth street, between Fifth and Sixth avenues.

Joseph M. Dunn has the plans underway for the erection of a five-story brick and stone carriage repository, 50x90, on the north side of Forty-seventh street, between Eighth and Ninth avenues, at a cost of \$35,000. Mr. J. R. Thurber is the owner, and Brewster & Co. will occupy the building on its completion. Mr. Dunn has also changed the plans for the erection of Gray's carriage repository on the northwest corner of Seventh avenue and Fifty-third street, by arranging them so as it can be readily adapted for use as an apartment house. This will necessitate an extra outlay of \$10,000.

One of the greatest building enterprises now under way is that of the Mutual Life Insurance Co., which will erect on the site of the old post-office an edifice larger than the Mills building on Broad street. It will occupy the entire site, with the addition of one or two other buildings, and the cost will be about \$1,500,000. The style will be in the Italian Renaissance, and the material of granite, terra cotta and buff brick. It will probably be eleven stories high, and one point will be 161 feet from the ground. In addition to the office of the company, including medical, law and culinary departments, there will be a numerous set of offices for lease. The building will be fire-proof, and have six hydraulic elevators, and on the whole will be one of the most magnificent piles in the city. The plans of the architect, C. W. Clinton, have not yet been matured, several rearrangements being necessary in the details. It is reported that Joseph Thompson, of No. 256 West Fifty-second street, will be the builder.

Mr. McKee Rankin will erect a first-class theatre, at Nos. 443, 445 and 447 Third avenue, and No. 206 East Thirty-first street. It will have a frontage of 70 feet on the avenue, by 130 in depth. The first floor will be similar to Wallack's new theatre, and the balcony like that in Harrigan & Hart's theatre, the orchestra being located under the stage. The front will be of pressed and enameled brick, and will be of a very ornamental character; there will also be four entrances, 16 feet high, one of which will be 20 feet wide. The seating capacity will be 2,000, which is greater than that of any theatre in this city, with the exception of the Grand Opera House and Niblo's and Booth's. Work will be commenced May 1st, and it is expected that the building will be completed by September, when it will be opened by Jefferson, to be followed by Clara Morris and Emmet. The architect, Mr. A. Chamberlain, of New Rochelle, estimates the cost at \$100,000.

Mr. Isaac Frank and Mr. Isidor Rosenthal intend carrying up the extensions on their new houses in Seventy-ninth street, between Park and Lexington avenues, another story.

### Brooklyn.

Mr. I. D. Reynolds has drawn plans for two three-story frame tenements, each 20x50, which are to be erected on the south side of Dean street, commencing 200 feet east of Washington avenue, at a cost of about \$4,000 each.

R. B. Eastman is at work on the plans for the Long Island Railroad car shops, which are to be erected at Setauket in place of those now located at Hunter's Point. They will be three one-story brick structures of an average size of 300x100.

Plans are being prepared by John Mumford for the fourth building of the Seney Hospital. It will be known as the accessory building, and will be a three-story fire-proof brick structure 67.9x80.6, located between Sixth and Seventh streets and Seventh and Eighth avenues. The hospital will consist of nine buildings in all. The administration building and the two two-story pavilions are already built, and the erection of the five other buildings will commence as soon as the building we have just described is completed.

Mr. M. J. Morrill has drawn plans for a four-story brick building, 57x95, to be erected by the Brooklyn Children's Aid Society at a cost of about \$45,000.

### Contractors' Notes.

Bids will be received at the Department of Public Parks until December 20th, at 9:30 A. M., for flagging the eastern sidewalks in St. Ann's avenue from One Hundred and Thirty-eighth street to the Southern Boulevard; also for setting curb and gutter stones in Denman place, between Forest (Concord) and Union avenues; also for constructing a sewer in One Hundred and Forty-eighth street, between Mill Brook and Courtland avenue, with branches in North Third avenue, between One Hundred and Forty-seventh and One Hundred and Forty-ninth streets, and in Willis avenue, between One Hundred and Forty-eighth and One Hundred and Forty-ninth streets; also for regulating and grading East One Hundred and Thirty-fifth street and also setting curbstones, flagging sidewalks, laying crosswalks and paving with trap-blocks the roadway therein from North Third avenue to the Mott Haven Canal.

Sealed proposals for furnishing the materials and labor, and doing the work required for constructing two houses for the Fire Department—one to be erected at No. 269 Henry street, for Engine Company No. 15, and one to be erected at No. 742 Fifth street, for Hook and Ladder Company No. 11—will be received by the Board of Commissioners at the head of the Fire Department, at the office of said Department, Nos. 155 and 157 Mercer street, until 10 o'clock A. M., Wednesday, December 27. Each house to be completed and delivered in one hundred and fifty (150) days after the date of the contract.

This has been a lively month for fires so far, and property holders should see to it that they are properly insured. However doubtful some forms of insurance may be, fire insurance is a wise and beneficent investment of capital. Its effect is to distribute losses in such a way as to save individual hardships. Our New York companies have passed through many trying ordeals, but on the whole insurance companies have no reason to complain of the way in which they are treated. It is not wise to be foolhardy in running heavy risks. When Chief Shaw of the London Fire Department was in this city recently, he boasted that hereafter a great fire was impossible in London owing to the efficiency of the fire department; yet, immediately after his return, a fire broke out which destroyed over \$12,000,000 of property. We have a very efficient fire department, and, as we are situated on a narrow island between two rivers, a large fire should be impossible with us. Yet such is not the case. They are constantly occurring, and will continue to occur until our facilities for putting out conflagrations are greater than they are now. All the owners of improved real estate should see to it that they are insured.

Christian Hammer, a wealthy collector of bric-a-brac and other rarities, who resides at the metropolis of Sweden, desires to dispose of his collection. The South Kensington Museum, London, has made offers to him for portions of it, which Mr. Hammer postpones accepting, being desirous of giving America the preference. Some European friends of the Woman's Institute of Technical Design, New York, have communicated to the excellent principal, Mrs. Florence Cory, the views of the antiquarian, but as the sum asked by him for the entire collection is \$350,000, great hesitation has naturally followed about making the purchase. If the collection consisted altogether of practical specimens of fine art, to serve as designs for American workmanship, the effort to raise the sum might be made with profit; but as the collection contains much that is of little value excepting for historical and other purposes, save those of design, would it not be advisable for Mrs. Cory to try to obtain only that portion containing fine specimens of wrought iron, glass work, tapestry, embroidery, etc.? With a tangible object in view such as this, there is little doubt but that there is sufficient public spirit abroad to respond to so excellent an appeal.

At a recent meeting of the London Society of Arts Dr. Tiemens delivered a lecture on the introduction of the electric light in the towns throughout Great Britain and Ireland, in which he estimated that the cost of laying down the plant required for supplying the towns of Great Britain and Ireland at \$320,000,000, exclusive of \$80,000,000 for lamps and internal fittings. For London alone the cost would be \$70,000,000. Even after this enormous primary outlay the relative cost of electricity to gas would be as twenty-nine to twenty-two. The electric light has not been largely adopted in England hitherto, the only large corporation having attempted it being that of Liverpool, where it proved a failure. Indeed, in all electrical matters England is much behind us, the telephone, especially, not being used by any means to so large an extent as in the United States.

### Obituary.

We have to record the death of Robert L. Stuart, in whose decease the community loses a citizen who was eminent for his public and private benevolence and integrity. Mr. Stuart was one of the oldest friends and subscribers of this paper, and a great part of his wealth consisted of real estate. Conjecture is now afloat as to what will become of the noble mansion built by him on Fifth avenue, costing \$500,000, Mr. Stuart having left no immediate relatives, so far as known.

We have also to chronicle the demise of John C. Donnelly, the builder of the splendid cathedral in Fifth avenue. Mr. Donnelly was well known as having constructed several fine mansions in the city, having only just before his decease completed some splendid buildings between Fifth and Sixth avenues on Fifty-seventh street.

### Special Notices.

The attention of stair builders and others interested is called to the card of Mr. Peter Schreyer, the well known manufacturer of fancy stair newels, at No. 258 West Twenty-eighth street. Mr. Schreyer succeeds J. D. Schumann in the business which was established in 1857.

Messrs. McIntyre & Corless, of 256 West Twenty-eighth street, whose card appears in another column, have on hand and make to order all kinds of window frames, sash, blinds and doors.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—While the market for Common Hards has made no serious or positive reaction, the feeling is unquestionably easier and sellers are losing advantage on pretty much all grades. The actual wants of consumers are smaller, beside which the extreme cost has tended to curtail demand in many instances, especially where there was no necessity to hurry work. In the meantime the dealers have been piling away stocks a little more rapidly in many instances than was supposed and quite a number of the storage places are now about as full as their capacity will admit and this tends to still further reduce the outlet. Manufacturers, however, have kept up the shipments from several points to a greater extent than it was thought possible, and the result is that it placed more stock in receivers' hands than they could conveniently dispose of and made business comparatively slow. A number have manifested a disinclination to force matters and appeared better inclined to carry over than to shade, but this was most decided on the best qualities, the least attractive goods shrinking somewhat and showing an unsettled tone at the close, with the range of quotations widened out slightly. The figures as named stand at about \$8.00@8.50 per M for Jersey's, though some of the best brands are held for more and find a better market at Newark than here. "Up Rivers" \$8.25@8.75 and possibly \$9.00. Haverstraw's \$8.50@9.25 with \$9.50 the very extreme for fancies from first hands. Pales have been relatively scarce and seem to hold up very well with no quotations made for less than \$4.75@5.00 per M. Fronts are selling at extreme figures when anything changes hands the small supply giving holders control.

**HARDWARE.**—Business generally is quite dull, and running almost entirely in the channel of local wants and for standard goods, with the market developing no new features, either as to present or future prospects. There does not, however, appear to be quite so much confidence as a few weeks ago, and many dealers seem doubtful over the results after the turn into the new year. The revision of lists is becoming more general, and several announcements have already been made among which we note a revised list by the Wilson Manufacturing Company, for Bell Bottom Jack Screws, with discount 25 per cent., and the retention by Ax manufacturers of old rates at \$9 for Single Bit and \$17 for Double Bits. Additional announcements are expected within a few days.

**LATH.**—A strong tone is preserved on this market, and there would be no trouble experienced in selling a larger amount of goods if here. A great many dealers are either quietly or openly making inquiries as to when next arrivals are likely to take place, and intimating that the first chance to bid on a new offering would be appreciated. Still, on the other hand, there is nothing to indicate that a much higher figure can be named, as the cost is already so full, that additions would be likely to drive demand into the narrowest compass of actual necessity. During the week the sales have been at \$2.45@2.50 per M, closing at the latter rate, and the expression quite firm, with limited amounts offering.

**LIME.**—A strong market has continued without much animation, however, as the supply was small, both on spot and to arrive. There is also said to be a light accumulation in yard, and appearances are not favorable for buyers from the present outlook. Indeed it is more than probable that in attending to getting supplies of other material together and leaving Eastern lime until the last, dealers have, in many cases, made a mistake. The Board of Trade formed at Rockland during the season to regulate supplies have, as announced in our last, resolved to shut off production for the winter, and since then further action has been taken to temporarily stop shipments. This of course leaves available only such lots as may be afloat, and keeps the advantage in the hands of sellers, who are asking full former rates in all instances. State stock is also scarce, and on such lots as may be available a firm position is reported with rather an indifferent offering.

**LUMBER.**—There is not much in the way of fresh or interesting information to be picked up on our local market at the moment. Sellers are not losing advantage in any case, and as a rule the tendency of affairs is to strengthen the position of holders of really attractive goods. Accumulations at primary points are either shut off entirely or placed in a position to greatly enhance their value laid down here, consequent upon the reduced facilities for moving and more expensive rates for transportation, and this greatly fortifies local stocks. Yellow Pine probably should still be named as an exception to the rule, but anything coming from the interior or the Eastward seems to be in fairly encouraging form. The present demand is not stimulating so far as actual consumption is concerned, and still keeps largely within the limits of previous contracts, but a revival is anticipated after the turn of the year and some dealers venture to predict a pretty lively trade. In the meantime first class offerings from receivers' hands would secure quick attention and command full rates, as there is no yard accumulation so perfect but that considerable additions could be made to great advantage, provided the cost was not materially higher.

Eastern Spruce has a good cheerful market and receivers feel very confident they could place a great deal more stock if it should come to hand. No claim of an active or anxious demand is put forward, but it is not a difficult matter to find dealers who are short on desirable sizes, and they are always ready to negotiate apparently when anything to suit their wants is offered. All danger from excessive arrivals of good sizes is now understood to be passed, and the mills at work are accumulating orders enough to keep them busy for several weeks to come. The recent "rumors of low sales" were well founded, but the stock was made up from the odds and ends collected in closing out stuff at the mills, forming cargoes unfit for either city or country trade, and of course they had to be sold for what they would bring. Regular sizes and assortments, however, remain steady at \$16@18 for Rands, and \$17.50@20 per M for Specials.

White Pine is in pretty much all cases held with steadiness, and seems to be considered good property. Some holders admit slight disappointment in the amount of trade they are doing, but are willing to await patiently the turn into the new year and give matters a fair test before indulging in any serious

complaint. In view of the late purchases made at Albany, the amount and general spread of accumulation of stock is somewhat greater than looked for two or three weeks ago, which is a slight point in buyers' favor, but there is nothing to indicate that any positive competition between holders is likely to take place in the effort to resell. Exporters do not appear to be getting many new orders at the moment. We quote at \$19@21 for West India shipping boards, \$28@30 for South American do.; \$17@18 for box boards, \$18.50@19 for extra do.

Yellow Pine is hardly worthy of report, in view of the continued stupid condition of the market. The one favorable feature is that the position has reached a point where sellers stop "hammering" prices, and the manufacturer prefers to entirely shut off production rather than sell his output at current rates. This, of course, is the foundation upon which recovery must commence to build, and its extent and progress will depend upon demand. Just now very few buyers can be found, and those who do appear find sufficient accommodation to promptly satisfy their orders at low cost either from stock on hand or cut to order. Prospects for the spring trade are talked of, but the conclusions as yet are not very promising. We quote nominally random cargoes, \$20@21 do.; green flooring boards, \$22@23 do.; and dry do. do. \$24@25. Cargoes at the South, \$10@14 per M for rough and \$20@22 for dressed.

Hardwoods to suit the present demand must be extra attractive, and if any such can be offered, the sale is quick. Buyers, however, will not look at or open negotiations on medium and common stock, but on the contrary, in many instances, it is said, would be glad to sell out the accumulations they have made through purchases from "agents." Manufacturers are likely to remain off the market until the close of the year. We quote at wholesale rates by ear load about as follows: Walnut, \$80@115 per M; ash \$35@45 do.; oak, \$40@50 do.; maple, \$30@40 do.; chestnut, \$40@50 do.; cherry, \$40@75 do.; whitewood, 1/2 and 3/4 inch, \$30@35 do., do. and do.; inch, \$38@42; hickory, \$35@45 do.

Shingles continue in good demand, short supply and very firm, with receivers reporting small amounts of stock expected. We quote Cypress at \$9.00 per M for 5x20, and \$11.00 do. for 6x20 regularly assorted shipping; Pine shipping stock, \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for sixteen-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch \$16@22.25 for A and \$28.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@11.75 for No. 1.

From among the charters recently reported we select the following:

A Sp. brig, 126 tons, Cat Island to Vera Cruz, lumber, \$14 per M; a schr., 641 tons, Pensacola to the North Side of Cuba, lumber, 38; a schr., 178 tons, Wilmington, N. C. to Miragone or a second port, lumber and shingles, \$10.50; a schr., 224 tons, Wilmington, N. C. to Hayti, lumber, \$8.50; a schr., 217 tons Wilmington, N. C. to Port Spain, or San Fernando, lumber \$9.25; a brig, 300 tons, Tuspan to New York, cedar, \$7.50 per ton; a brig, 476 tons, hence to Havana, lumber, \$5; a schr., 325 M lumber and one 280 M lumber, Brunswick to New York free of New York wharfage; a schr., 340 M lumber, Darien to New York, \$7—25 M per day; a schr., 250 M lumber, Savannah to New York, \$7; a scr., 280 M lumber, Darien to Philadelphia, \$7; a barque, 473 tons, Pensacola to Boston, lumber, \$10.

**GENERAL LUMBER NOTES.**

**THE WEST.**

The Northwestern Lumberman as follows:

**CHICAGO.**

**AT THE DOCKS.**—While there have been receipts to the extent of 19,923,000 feet of lumber and 16,301,000 shingles during the past week, continuing up to December 6, it may be prophesied with safety that with the thermometer at 10 degrees below zero, navigation is closed for the season. There will probably be a few straggling steam craft yet venturesome enough to brave the elements, but as one swallow does not make a summer, so an occasional craft braving zero weather cannot be called open navigation.

The results of the season to December 7 may be summed up at a total of 2,029,065,000 feet of lumber, 889,817,000 shingles, and 48,337,000 lath, of which 1,778,811,000 feet of lumber and 798,007,000 shingles, with nearly all the lath, were received by lake, to which must be added 2,462,866 cedar posts, 3,432,911 railroad ties, 250,867 telegraph poles, 31,863 cords of wood, 24,255 cords of slabs, and 20,395 cords of tan-bark.

The closing market of the season may be fairly characterized as an extremely dull one. Dimension sizes have sold from \$11.50 for ordinary short lengths to \$11 for desirable, and one cargo of extra desirable brought \$11.25. Long lengths sold at a range of from \$11 to \$12.50. Boards and strips were neglected at from \$2 to \$14. A cargo of mill-run from fair No. 1 logs, culis in, sold at \$19. Lath were firm and in request at from \$2.25 to \$2.30. Shingles have held firm at former quotations, while not in active request.

As an indication of firm ruling at the close of the season of 1882, we quote railroad ties at a range of from 32 to 33 cents, at which they have been quotable during most of the year, dropping in some cases to 27 cents, and again varying upward a trifle. Cedar posts are quotable at a range of from 10 cents to 16 cents, as to size and average. Hemlock bark on rail closes at a range of from \$9 to \$9.50.

**CARGO QUOTATIONS.**

Short dimension, green.....	\$10 50@11 00
Long dimension, green.....	11 00@12 50
Boards and strips, No. 2 stock.....	12 00@14 00
No. 1 stock.....	16 00@19 00
No. 1 log run, culis out.....	17 00@22 00

**HARDWOODS.**—Though the quiet season is on, and trade is generally dull, there are some dealers who are doing fairly, and others have a good business. The trade between the pine yards and the hardwood men is fairly brisk. Walnut continues very dull and the movement of white-wood is hardly a fair average, because of the heavy stocks held. The latter lumber is highly esteemed by many manufacturers, and has various offices. To furniture makers and others it is valuable because it is one of the best, if not the best, wood for staining. With it almost any wood that grows can be very successfully imitated, and it is said mahogany has been so correctly counterfeited by it that an expert could hardly pick out the genuine.

Some dealers hold certain grades of lumber even higher than the quotations; for instance, walnut firm's and seconds are sold as high as from \$95 to \$100, and first and second plank at from \$100 to \$110 in large lots, and considerably higher in small quantities.

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

The snow of last week and the extreme cold weather of the past three days has started the reserve of the loggers' army for the pines of the Northwest. No such number has ever invaded the woods before and if they are favored with an ordinary winter they will cut a much larger crop of logs than was ever known before: this excess over last year's cut including the new mills on the various railroads will be at least 600,000,000.

**CANADA.**

The Toronto *Monetary Times* has the following:

**MIRAMICHI WOOD EXPORT.**—We find in lower province journals some interesting statistics of the exports of lumber and timber from the Miramichi region, New Brunswick. It appears that the total quantity of deals shipped from Chatham and Newcastle in 1882 was 115,601,679 superficial feet. A feature of the business is in recent years the falling off in the exports from Chatham and the increase in those from Newcastle. The following figures show the deal shipments for the two ports in the last five years:

	Newcastle.	Chatham.	Total
	Sup'l ft.	Sup'l ft.	Sup'l ft.
1878.....	20,250,000	85,725,000	106,275,000
1879.....	17,580,000	97,089,000	114,639,000
1880.....	59,550,000	95,993,000	154,593,000
1881.....	65,230,000	7,374,000	17,574,000
1882.....	63,716,000	51,885,679	115,601,679

The traffic was this season carried on by 237 vessels of 136,699 tons, as compared with 281 vessels of 145,565 tons in the previous year. All the palings, laths and square timber went to the United Kingdom. A noticeable feature of the shipments is the growth to a large extent of the export to France, as will appear from the following table. Shipments from the port of Newcastle were made to the following ports:

Vs.	Ports.	Deals, &c.	Bds., &c.
100	U. Kingdom.....	46,869,000	3,451,000
25	France.....	12,454,000	235,000
4	Spain.....	1,563,000	182,000
2	Italy.....	790,000	40,000
3	Africa.....	1,275,000	99,000
1	Australia.....	650,000	.....
1	P. W. Indies.....	15,000	460,000
2	U. States.....	.....	377,000
138		63,716,000	4,844,000

Comparing the Miramichi shipments of the last two seasons we find them as follows:

	Yes.	S. F. Deals, etc.	Palings,	Tons.
1881.....	231	128,290,875	3,148,853	2,043
1882.....	237	115,601,679	4,054,736	2,635

The port of Dalhousie, on the Baie des Chaleurs, shipped in 1882 no less than 15,552,000 superficial feet of sawn lumber and 4,011 tons of timber, in 38 vessels of 20,687 tons.

**NAILS.**—The demand is of moderate and uncertain form and we do not find much of a market to report. Values are said to be unchanged and the list remains as before, but desirable buyers secure favors. The supply on hand is gradually accumulating and is well assorted with now and then a holder somewhat anxious to realize.

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

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

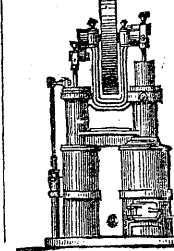
**PAINTS AND OILS.**—On pretty much all grades the reports are of a quiet market and without features differing to any extent from those enumerated for some time past. The orders given are mostly in jobbing form and buyers generally refuse at this season to anticipate their wants. Some showing of steadiness on values is made but figures are to a large extent nominal. Linseed oil moderately active and some holders make considerable effort at steadiness but the market would weaken under the least effort to realize. We quote at about 52@54c. for domestic, and 57@59c. for Calcutta from first hands.

**PITCH.**—Trade generally dull and uneventful, with the cost of supplies about as before, and the amount of stock within reach full enough to permit of quick deliveries. We quote at \$2.20@2.30 per bbl. for City, delivered.

**SPIRITS TURPENTINE.**—In a jobbing way, a limited movement took place, buyers wanting only enough to carry them over immediate wants. The supply, however, appears to have come under somewhat better control, with owners less inclined to realize, and prices generally were steadier at a slightly higher range than last week. As this report is closed, the quotations stand about 51@53c. per gallon, according to quantity handled.

**TAR.**—Demand has shown no unusual form, the orders covering about average amounts, and buyers submitting to former rates in the majority of cases. Holders views appear steady, but not buoyant. We quote \$2.87@3.25 per barrel, for Newberne and Washington, and \$3@3.25 for Wilmington, according to size of invoice.

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