A MODEL TENEMENT.

How It Can Be Made Profitable Both in Europe and Canada.

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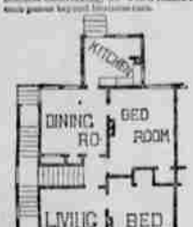
The very large majority of people live in comfortable quarters. Relatively few people are comfortably housed. This is true all over the world, though probably less true in America than elsewhere, yet the general statement is fair made in a crude. A certain portion of the people of every community have comfortable and commodious surroundings, many live in squalor and others are surrounded by many uncomfortable houses. It is worthy of the best efforts of our best economists that they consider matters of this character.

It is more a matter of general ignorance in regard to the question of home planning than carelessness on the subject which is the cause of the lamentable condition. We have of many efforts to build model tenements which are followed by only a few records of success. The reason for this no doubt the efforts in this direction are frequently unscientific, hence ill-considered. Philanthropic building work does not always receive the same skill bestowed upon work from which a commercial work. A building which does not pay a certain respectable rate on the amount invested is not expected in the light of a business undertaking, for which reason it soon passes beyond business care.



FIRST STORY.

Here is a plan which shows how four comfortable dwellings may be arranged on a 50 x 100 feet lot in a manner given to a double house. The drawing shows one-half of the house. As a double house this plan would be duplicated. The apartments on each floor are complete in themselves, each apartment containing five rooms. These fitting on a second story rest on one corner of the porch, which is raised off especially for them. On the second floor there is a small hall which leads into four rooms. There is a bedding closet in the hall, one closet in the dining room, two in the living room and one in each of the bedrooms. From the dining room we pass to a pantry. This serves the same general purpose in the way of storage as does the cellar of the lower apartment. The kitchens are not large, but they contain everything which contributes to convenient and economical kitchen work. In speaking of economy in this direction, it is intended to express economy in labor. Nearly every woman who does housework is overworked, she has too much to do. Large kitchens without proper convenience have not a little to do with this state of affairs. In a great of this kind there should always be conveniences ready at hand—a sink for the discharge of slop water, a proper supply of hot and cold water by the mere turning of a tower, kitchen tables near at hand and a range which carries off the heat from the kitchen to the best place and in the best way. Time of labor saving devices, enters we bear in mind the cubical size of the room.

SECOND STORY.

Believing that a dining room is a small apartment of this kind would be frequently occupied as a sitting room, abundance of light has been provided. In the first story plan two closets are shown in the dining room in lieu of one in the hall for bedding. On the first story plan a small vestibule is shown before going into the living room. A similar vestibule is shown before coming upon the stairway to go on the second floor. It is to be noticed that this plan provides a stairway in the rear for the tenants on the second floor, being a combination stair which descends from the first landing. It is to be observed that the entrances to the two stories, and which is only separated from the other by a door, are so moved from one another as far as possible, which is particularly desirable. The porch of the second floor connect to be reached above that of the first floor, and the general arrangement involves a two story porch.

A double house with four apartments of this kind could be built in a small way on the outer edge of a larger out for about $1,800. This would be $900 a tenement. If it were to cost a lot of ground the cost might be $1,800 more or less. The would be a total cost for improvement and ground of $2,400 or $1,200 for each apartment. Assuming the average rental of such to be ten dollars a month, the gross return would be $240 a year, which would make a fair return on the money invested. As the cost was figured full high and the actual full low, the figures are safe, as are the best. There are particular philanthropy is a course of this character. It is a cold business which pays a fair income on the money invested, and for which there is usually no lack of tenants. Of course, houses are all, that of their own solution more substantial in it from a desire to do something from a high motive.

LOUIS H. GIBSON.

It Can't Be Helped.

Tryon—What makes the wealthy people in the house charities so small?

Triplet—Money talks, you know.—New York Epoch.

A Desperate Hope.

Mouffet—Say, Gwen, being me a professional laugher! I want to see if he can break into this spring circus.—New York Truth.

THE LAND OF INVERTED ORDER.

Queer Freaks of Nature Seen in Australia and Vicinity.

In the following it is proposed to prove that Australia can be termed "The Land of Inverted Order." In the Antipodean wilds of that low South Pacific region, everything has been remarkable characteristic peculiarity. Instead of the leaves setting their flat sides turned to the ground they stand edgeways. The opossum of America is the only species of pouched animal known to have been outside of Australia. On the Australian continent there are at least 110 species having that distinguishing peculiarity.

They have been arranged into five tribes, according to the food they hold. The rat eaters (rumbats), the fruit eaters (phalangers), the grass eaters (kangaroos), the insect eaters and the fish eaters (native cats and rats). Of all these animals there are four species, all of which burrow in the ground.

Two other very curious animals are found in Australia that are unknown in any other part of the world. These are the echidna and the ornithorhynchus. This latter is a species of beast shaped like a beaver, but having web feet and a bill like a duck. Then there is a flying mouse, about half the size of our common mouse and of a bright red color. It has a very long, furry tail, which is used as a rudder and looks much like a feather when fully expanded.

The birds are always in full feed, but what their food may be we know not. There would be sufficient to make the Antipodean continent a wonderland. The leaves of nearly all the trees are highly aromatic, but the native flowers, though of most brilliant hue, have no fragrance whatever. In writing of the inverted order of things in Australia, Dr. H. W. Gladstone says:

America is the antipode of the entire world. In that country a rainy barometer indicates rain, and a falling barometer fair weather. The swans are black and the eagles white; the cuckoo is carnivorous and has a duck's beak; the ducks have a wolf's head, a fox's tail, and no back. They also have a bird with a tongue like a broom, and a fish which has part of the body belonging to the genus Kaia and part to the genus Squalus. Many winged insects are found there and fish with large feathery wings. The emu is a bird as large as an ostrich, but instead of feathers has hair. One bird has a note like a bell, another cries like a stick, while a third laughs as though his sides would split.—St. Louis Republic.

Eavesdrops.

Annoyance and local eavesdroppings, mental gifts and mental defects, arise to make Hawthorne the greatest master of the supernatural, the human side of the world of supernatural work. From every side come the elements which produce the effect of unclassifiability—the power of passive listening, the bosom twilight which wraps Hawthorne's strength, the heavy atmosphere, the coldness of his analysis, the self possession of his style, the infelicitousness of his touch, the indeterminateness of his end. His heroes and heroine have little mentality, they scarcely talk like ordinary men and women; they seem self consciously; they speak constantly, as though there is something present which made their thoughts, unless their gestures, regulate their actions.

The human interest is never so overpowering as to break through the film of the atmosphere. A master of the biography of engagement, he lorts more at every turn. His subtle mind and potential imagination give ghostly significance to the commonest objects. Its works and the central idea is marvelous detail, never presenting it nakedly, but always giving it concrete shape, exhibits it from fresh points of view, offers it in new combination, till the reader sets by feeling that he is himself hunted by the inescapable, inevitable presence of this human's thought.—Bibelbrigh Review.

Cause of White Hair After Burning.

Says Dr. Leonard, in explaining the cause of the growth of white hair after burns or abrasions of the scalp: "The burn or inflammatory action has so toasted deep enough to destroy the root of the papilla, but not enough to implicate the hair, and hence a white hair is the result. If we represent the papilla in the follicle diagrammatically by the letter A, then shall a return above the letter in the letter will represent the color forming part of the papilla; that below, the hair forming portion."

It is very remarkable that every burn or abrasion of the scalp resulting in the growth of white hair should be so accurately graduated as to just take off the top of the papilla—so remarkable, in fact, that we continue to doubt it and to set forth a different view of the color producing process in the hair.—Hyland C. Kirk in New York Times.

Don't Worry About Being Sick.

One of the best ways to keep in good health is not to think or worry too much about it. If you feel strong and well don't imagine that some medicine the ever may be secretly plotting your conservation. Many people are like an experienced traveler who anxiously inquired about the symptoms of seasickness, and how he should know when he had it. One generally knows when he is sick, and frequently worry supposedly warning symptoms prove, upon investigation, to be either perfectly natural occurrences or of very slight importance.—Sunday Bulletin.

A Strange Barber's Shop.

"This is what we call a barroop shop," said the barbershop. It was so called by town users, perhaps one of the busiest farms. "If a customer says, 'I've got four minutes and a half to catch that train,' we shave him in that time and give him a good shave too, if we have from six and a half to eight minutes we can fix him up. We get accustomed to washing rapidly. Sometimes a man says, 'Is your clock right?' and when we tell him it is he says: 'Well, we've got eleven minutes. Don't hurry. We've got again of time.'"—New York Sun.

Franklin W. Lee, author of "A Blind of Lace," is a well known newspaper man of St. Paul, and a descendant of Chancellor Kent. Although for twenty-seven years of his life he has edited two papers, written a novel and published a volume of verse, both of which have enjoyed wide popularity. He will bring out another story in September.

SLIPPING AWAY.

They are slipping away—time's sands, and years,
Like a leaf on the current cast
With scene a boat in their swift flow,
We watch them as one by one they go
Into the unknown past.

As clouds and mists at a sunset's blush,
Or as of our day's dying green,
So left as the year moves onward, we
Our left the sphere's long golden list,
And ripple the glassy stream.

As light as the touch of the frostie dove
As fond as a lover's dream,
As pure as the tint in the evening clouds,
As chaste as the mind that's wooing soft,
So tender and sweet that seem.

One after another we see them pass
Down the dim, quiet tide;
We hear the sound of their music load
In the distance thereafter the long time dead,
As beautiful and as late.

Then we stay a few years yet to pass
Shall we meet them in life and joy
Shall we meet them under our feet in dust
Those beautiful blossoms, now and cause
By the mere act of time?

There are only a few years yet, at
Shall we meet them in life and joy,
Make they the powers of new design,
And fill up the minutes with hours crown
But come as angry winds.

—Exchange.

Free Delivery of Newspapers.

"I believe in the extension of the free delivery system," said Mr. Wanamaker. "Free delivery is like gas or water in a town. It increases its metropolitan character. It adds to its attractiveness as a business and a residence community. I believe that the introduction of the free delivery extends the circulation of newspapers and increases home writing. It is not convenient for a man to go to the postoffice for his newspaper.

"If the mail could be delivered at his door it would be a welcome visitor. But take a young couple, for example. Living in a small town. The husband is at work all day. The wife does not care to go to the postoffice, or perhaps she cannot go especially if there is a baby in the house. That man would like to take a daily paper perhaps. But he is too tired longer to the postoffice for it every evening, and so he takes a weekly paper or no paper at all.

"As I said, the extension of a free delivery system would increase letter writing too. It is astonishing to me how hard it is to convince the people that you can increase the business of the postoffice."—Washington Cor. Philadelphia Press.

Ve Royal.

Antoinette de Bourbon, the mother of the Guises, had in addition to her other fine qualities, good good sense. One example of the display of it which she exhibited the young Guise indicates that had there been more mothers the lot in her time there would have been less of ruthless extravagance on the part of the royalty and nobility of France.

The young nobles were out hunting, and rode through fields which had been sown with corn. The duchess heard of it. That evening, according to the tradition preserved at Joinville, there was no bread on the table.

The princes at once asked for bread, and received at each engineer in this well ordered household.

"My children," replied Antoinette, "it is necessary to economize. How shall you have destroyed the future harvest."—Youth's Companion.

A Sponge Bath Every Night.

If people know the good of a hasty sponge bath every night before going to bed they would avail themselves of this simple means of obtaining a good rest. The bath need not be long, nor cold, as cross suggest, but warm enough to be comfortable. To rub the hands, face and feet is to do one's self untold good, and that any one can go to bed without having performed these three abluting means to the user of water is a thing as impossible as it is inconceivable. And the fact that should have the preference.—Detroit Free Press.

A Brave Horse.

Buyer (conditionally)—Say, boy, are you sure this horse won't make at a locomotive?

Stable Boy—Sure! Not much! Why, sir, three different men have been killed because that horse hates hatted in the middle of the track just to enjoy seein' the bulletins would.—Good News.

Two Sights in Boston.

I may be conceitedness, but two things that I saw yesterday struck me as being rather peculiar. The first was a policeman in full uniform with an umbrella in his hand, and the second one of Uncle Sam's mail wagons being used to move furniture.—Boston News.

Rules for Boston Men.

Dress yourself for when others are fine, and plain when others are plain, but take care that your clothes are well made and fit you, for otherwise they will give you a very awkward air.—Lord Chesterfield.

"August Flower"

What is It For? This is the query perpetually on your little boy's lips. And he is no worse than the bigger, older, bolder headed boys. Life is an interrogation point. "What is it for?" we continually cry from the cradle to the grave. So with this little introductory sermon we turn and ask: "What is AUGUST FLOWER FOR?" As easily answered, as asked. It is for Dyspepsia. It is a special remedy for the Stomach and Liver. Nothing more than this. Just this brief. We believe August Flower cures Dyspepsia. We know it will. We have reasons for knowing it. Twenty years ago it started in a small country town. To-day it has an honored place in every city and country store, numerous one of the largest manufacturing plants in the country and sells everywhere. Why is this? The reason is as simple as a child's thought. It is honest, does one thing, and does it right along—it cures Dyspepsia.

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