Daily Globe.

Official Paper of the City & County

Printed and Published Every Day in the Year
BY H. P. HALL,
NO. 17 WABASHAW STREET, ST. PAUL.

Terms of Subscription for the Daily Globe

By carrier (7 papers per week), 70 cents per month.
By mail (without Sunday edition) 6 papers per week, 60 cents per month.
By mail (with Sunday edition) 7 papers per week, 70 cents per month.

THE SUNDAY GLOBE.

By mail the SUNDAY GLOBE will be $1.50 per year. By carrier, $2.00.

THE WEEKLY GLOBE.

THE WEEKLY GLOBE is a mammoth sheet, exactly double the size of the Daily. It is just the paper for the fireside, containing in addition to all the current news, choice miscellany, agricultural matter, market reports, &c. It is furnished to single subscribers at $1, with 15 cents added for pre-payment of postage. Subscribers should remit $1.15.

ST. PAUL, THURSDAY, MAY 20, 1880.

DEMOCRATIC STATE CONVENTION.

To Be Held in St. Paul on Thursday, May 20th.

The State Democratic central committee of Minnesota has appointed Thursday, the 20th day of May, 1880, at 12 o'clock M., at St. Paul, as the time and place for holding a State Democratic convention to select ten delegates to represent the Democracy of the State in the national Democratic convention to be held at Cincinnati on the 22d day of June, 1880, and also to consider the question of abolishing what is known as the two-thirds rule of national conventions.

All Democratic, conservative and other citizens of the State, irrespective of past political associations or differences, who can unite with us in an effort for pure, economical and constitutional government, are cordially invited to unite in sending delegates to the convention.

Representation to the convention will be based on the last Democratic vote for Governor, being one delegate for each one hundred and fifty votes and major fraction thereof, with one in addition at large in each county, and will be as follows:

Atkin	1	Mille Lacs	1
Anoka	3	Morrison	4
Becker	2	Mower	5
Benton	3	Murray	1
Big Stone	1	Nicollet	6
Blue Earth	13	Nobles	2
Brown	6	Olmsted	8
Cass	1	Otter Tail	5
Carleton	1	Pine	2
Carver	12	Pipestone	1
Chippewa	2	Pembina	1
Chisago	2	Polk	3
Clay	2	Pope	1
Cottonwood	1	Ramsey	23
Crow Wing	2	Redwood	2
Dakota	12	Renville	6
Dodge	4	Rice	11
Douglas	2	Rock	1
Faribault	5	St. Louis	2
Fillmore	4	Scott	13
Freeborn	4	Sherburne	2
Goodhue	6	Sibley	7
Grant	1	Stearns	16
Hennepin	8	Steele	6
Houston	8	Stevens	4
Isanti	1	Swift	5
Jackson	1	Todd	3
Kanabec	1	Traverse	1
Kandiyohi	2	Wabashaw	13
Kittson	2	Wadena	1
Lac qui Parle	1	Waseca	8
Lake	1	Washington	11
Le Sueur	14	Watonwan	1
Lincoln	1	Wilkin	2
Lyon	2	Winona	17
McLeod	6	Wright	10
Marshall	1	Yellow Med	2
Martin	2		
Meeker	4	Total	332

Wm. Lee, chairman, J. C. Pierce, A. Oppenheim, R. P. Dunnington, J. R. Meagher, M. Doran, H. R. Wells, W. M. Campbell. E. M. Wilson, J. T. Duffy, W. J. Whipple, J. M. Archibald, C. F. Macdonald, J. M. Bowler, Peter Dean.

MEETING OF THE DEMOCRATIC CONVENTION.

The Democratic State convention will meet at 12 M. to-day at the Hall of the House of Representatives.

LET us have peace, if we have to fight for it.

LET no handicapped delegation be sent to Cincinnati.

FLETCHER got one Blaine man on the delegation to Chicago—Dorrillus Morrison.

THE man to nominate at Cincinnati is the man who can win. Minnesota should cast ten solid votes for him.

LOGAN disclaims any desire to be the boss of Illinois. He, nevertheless, performs the functions of a boss with signal ability.

ADD ten votes to the Grant column. The pretense that the Minnesota delegation is for Windom only amounts to the first four letters of his name.

IF ever a set of mortals were overridden, crushed, squelched and smashed it was the Blaineites when McLaren and Blakeley stepped on them yesterday.

BILL WINDOM means Grant, because his (Windom's) candidacy simply consists in stealing ten votes away from Blaine and clearing the track for the man on horseback.

MCLAREN says the boys will have to serve an apprenticeship before they again attempt to beat the old heads. The boys passed through the first stage of their indentures yesterday.

THE custom house gang was happy yesterday over the defeat of Cush. Davis. They will smile a more ghastly smile when their pet candidate, Grant, is shelved as Cush was yesterday.

SENATOR EDMUNDS, for the twentieth time, asserts that he is not a candidate for President, and that Grant is his first and only choice for the position. The Vermont and Massachusetts delegation might as well transfer their allegiance at once to the man of destiny.

GEN. LOGAN has given to the public his reasons for supporting Grant. They were not necessary. The motives of the Illinois Senator were well understood long ago. Logan has friends to reward, and can fulfill his obligations best through a man who is similarly situated.

GRANT has carried Illinois, and there was not much of a row after all. If the general should succeed in again reaching the White House he could not do less than offer Mrs. Logan the portfolio of state, for she has demonstrated herself to be the best diplomatist that the country has yet produced.

IT is supposed that Lord Roscoe, of Canonchet, was in St. Paul yesterday, and was concealed beneath the Opera house stage, and from his place of concealment pulled the wires to which the jumping-jacks above responded so promptly. The results seemed to indicate that the report was not unfounded.

A HUNDRED years ago yesterday was remarked as the dark day in America. The gloom began about noon and continued several hours, creating great consternation throughout the country. Dogs ceased to bark, the birds suspended their songs, chickens went to roost, cattle came home, men prayed, women wept, Indians inaugurated their propitiatory dances, and homage was offered at the tombs of the saints. If a person in this age wanted to obtain a realizing sense of the gloom that then pervaded the universe, he should have dropped into the Opera House yesterday afternoon and became intimate with the Blaine delegates to the Republican State convention.

REPUBLICANS oppose an early adjournment of Congress because that body has failed to pass a bill providing for a new method of determining the electoral vote of the States. They are willing to adopt the proposition of Senator Edmunds, but will accept that of Senator Morgan. The first is not acceptable to the majority in Congress, and there is no prospect of its passage. The last is sensible and may receive the approval of both houses, but it does not meet the approbation of the Republicans simply because of its fairness. What the Republicans are now looking for is an opportunity by which the minority can disfranchise the majority at the next Presidential election, and the Democrats are not disposed to give them the chance.

Ex-Gov. YALE was made the presiding officer by the Republican convention for the purpose of running the Grant-Windom boom through at any hazard. He did his work well. The Blaine men were asking a division on the question of laying on the table a resolution declaring Blaine the *second* choice of Minnesota, when Yale put a motion to adjourn and declared it carried. A more outrageous piece of parliamentary practice was never seen in a public body. It was an infamous gag.

THE PROPER COURSE FOR THE DEMOCRACY.

The Democrats will elect the President of the United States next fall if they exercise any degree of wisdom. The Minnesota Republicans contributed their share, yesterday, to a Democratic victory by fastening Grant upon the Republican party. The Minnesota Democracy can contribute their share, to-day by declining to fasten any one upon the Democratic party. We have no electoral votes to give, and when Minnesota has cast her ten votes at the Cincinnati convention her work has been accomplished.

It will be both impolitic and presumptious for a State which is unable to furnish a electoral vote, to dictate to the pivotal States who should be the nominee. The choice of the doubful States is not sufficiently defined to warrant any declaration by Minnesota. The true policy is to select distinguished members of the party, men whose wisdom and integrity can be relied upon and leave them to act at Cincinnati as in their judgment may seem wisest and best for the party and the country.

So far as the temper of the convention has been developed in advance, we believe the sentiment is almost unanimously against tying up Minnesota to any one's boom. With the delegation instructed to vote as a unit and nothing more, Minnesota will go to Cincinnati prepared to exercise an influence which may turn the scale in the choice of the successful candidate.

THE DAVIS-BLAINE WATERLOO.

It was well done. The game of stealing Minnesota from Blaine was played to a successful conclusion yesterday. The Grant element of the Republican party controlled the convention at the outset and they made the most of their advantage.

It was really humiliating and painful to witness the floundering of the Blaine wing of the party. Led by Cush. Davis and Gen. Averill they constantly sought to extricate themselves from the toils and as constantly failed. The Grant men, disguised as Windom boomers, were well trained. They did not miss a point and tallied every trick as rapidly as a point was made.

It was evident as the delegates began to come into the city that the "favorite" sonney gag had taken root. They were called into caucus and drilled into their work. Yale of Winona uttered the key-note when he declared that only a first, last, and all the time Windom man was wanted as a delegate and Jim Baker clinched the matter by having the caucus pass a resolution to that effect. From that time the eyes of the animal "were sot," and as Gen. McLaren and one or two others turned the crank the puppets danced. It was a nice piece of political mechanism and it stole a State from a man who has been the universal favorite of the party for four years past.

The fight in Minnesota was a double one. It was for Grant for President and against C. K. Davis for U. S. Senator. The Grant men were smart enough to see that it would be positively hopeless to carry the State for him direct. They did not need the ten votes of Minnesota direct, but if the State could be, by any device, taken away from Blaine, it broke the backbone of the chief opponent to Gen. Grant's success. Ex-Gov. Davis was an open and avowed friend of Blaine, and was also understood as being a candidate for the U. S. Senate. Hence his defeat as a delegate to Chicago broke the Blaine backbone and severely wounded the senatorial spinal column. At first the Grant men talked of allowing Davis to go to Chicago with instructions to support Windom, but as they found their strength they resolved upon no compromise. It was consequently a serious mistake when Davis offered resolutions laudatory of Windom and received only kicks and cuffs for his concession. The convention was bound to ride down Blaine nationally and Davis locally, rough shod and it did the work with the remorselessness of the cold blooded politician and trained office holder.

We do not gainsay that many honestly supported Windom who at heart are opposed to Grant and the third term, but these were the rank and file. The leaders know that the fight as it stands is between Grant and Blaine. They were cunning enough to see that where votes could not be secured direct for Grant it was two-thirds a victory to keep them from going for Blaine. That was the game which was played and won in St. Paul.

For four years every political table has enrolled "Minnesota 10" in the Blaine column. No matter by whom the calculation was made, it was always the same. To-day it reads emphatically "Minnesota *anti*-Blaine 10." That is a blow which is fatal to Mr. Blaine, and Mr. Blaine's political death is the triumph of Grantism and the third term at the Chicago convention. To Minnesota, therefore, will belong the honor of placing the third term at issue before the American people.

Trial of Offenders.

Since the commencement of criminal trials in the district court last Monday, the juries have failed to return a single conviction. After an all night's session, the jury in the case of the State against Thomas Wardell, indicted for larceny, came into court Tuesday morning and announced that they could not agree upon a verdict. The same thing was repeated yesterday morning.

The jury in the case of the State against John O'Brien and Joseph Graham, charged with robbery, retired to consider the evidence about 5 o'clock, Tuesday afternoon. They worried over the testimony all night, and when court opened at 10 o'clock yesterday morning, they were still out. At 11 o'clock, the foreman announced that there was no possibility of an agreement, whereupon the jury were discharged. The defendant, O'Brien, was released on his former recognizance and Graham gave bonds in the sum of $350 for his appearance.

The trial of the State against Hermann Conrad, charged with the larceny of $225 from the dwelling of Hermann Schroeder, was resumed at 10 o'clock. The case was continued.

Now is the time to go to the Dalles of the St. Croix, as there are a large number of logs coming over the falls and a good stage of water. Fare 25 cents each way.

DELEGATES

To the Democratic State Convention To-Day.

The delegates to the convention, as far as reported, are recorded below:

Anoka—Henry Richards, G. W. Morrill, T. A. Edgerton.
Becker—R. L. Frazee.
Benton—David Gilman.
Blue Earth—J. F. Meagher, Ed Rushford, Lysander Cook, Henry Foster, J. E. Porter, P. H. Carney, J. Borne, J. C. Wise, J. Diamond, J. A. Willard, P C. Lyons, J. A. Wiswell, J. G. Graham.
Brown—T. E. Bowen, Chas. Berry F. Baasen' Oscar Redding, J. P. Current, Jacob Brust.
Carleton—J M Payne.
Carver—F. E. Du Toit, L. L. Baxter, W. C. Odell, J. F. Dewey, W. H. Mills, Frank Warren, W C. Bredenhagen, John Maltgold, C. Merriman, E. Rappitz, Wm. Paterson, M. Simonitsch.
Dakota—John F. Norrish, C. P. Adams, F. A. Newell, H. H. Finch, Jas. McDonough, Thos. Radigan, Michael Hines, M. Haggerty, Henry Keefe, John P. Duffy, A. A. Osborn, John Webber.
Dodge—Dr. J. Bedient, Ambrose Land, A. H. Carroll, M. Edison.
Fillmore—I. O'Farrell, J. M. Smith, S. S. McKenny, H. R. Wells.
Goodhue—A. W. Pratt, O. M. Hall, C. Graham, P. Nelson, J C. Rennewitz, E. T. Wilder.
Hennepin—M. W. Glenn, W. Lochren, E. A Stevens, E. M. Wilson, R. P. Dunnington, A. Seigman, R. P. Russell, J. H. Pound,
Kandiyohi—John Garwell, A, K. Maynard.
Houtson—D. L. Buall, W, H. Harris, E P. Dochal.
Le Sueur—F. W. Kollars, James J. Green, W. S. Broscho, James Novolney, L. H Everett, M. H. Warner, J. F. Qwinlan, M, Doran, Jacob Summerman, D. Butler, Ira Merrick, Theo. Hessian, F. Cadwell, A. Moler.
Lyon—M. E. Matthews, V. B. Sewall.
Meeker—W. M. Campbell, H. Stevens, M. J Flynn, A. D. Ross.
Mille Lacs—H. B. Cowles.
Morrison—H. O. Stivers, Leon Houde, A. F. Stone, J. Simmons.
Nicollett—A. J. Lamberton, A. L. Sackett, M. G. Evenson, Benj. Rogers, T. W. Cullen, August Rabe.
Olmsted—James Button, R. A. Jones, S. E. Keeler, J. W. Everstine, Wm. Breckenridge, J. La Due C. C. Wilson, W. H. White.
Otter Tail.—Robert Miller, Wm. D. Lowry (5 votes).
Ramsey—Albert Sheffer, Jas. Smith, Jr., C. S. Uline, H. P. Hall, J. G. Donnelly, A. Armstrong, M. Koch, R. A. Smith, John Grace, Wm. Rhodes, J. C. McCarthy, John M. Gilman, John Dowlan, A Oppenheim, Jas King, John Bell, M. J O'Connor, W M. Tilcston, C. W. Griggs, B. Michel, P. H. Kelly, F. F. Wier, Lorenzo Hoyt.
Renville—J. M. Bowles, Ed. O'Hara, Peter Thornton, Dan O'Neill, D. J. Casey.
Rice—Ara Barton, G. E. Skinner, E. G. Ault, J. M. Archibald, Richard Murphy, Edward Codey, F. A. Noble, Wm. Chester, John Shell, H. W. Pratt, A. E. Haven.
St. Louis—Peter Dean, D. E. Little.
Scott—H. J. Peck. Thos. Haas, H. Hinds, C. A. Stevens, John Edert, F. Nicolin, J. W. Caliander, T. Matchett, P. H. Thornton, H. H. Sistermann, W. H. Weibeler, Dan Callahan, C. M. Cooper.
Sherburne—H. Houlton.
Stearns—C. F. Macdonald, W. T. Rigby, J. Capser, L. A. Evans, J. P. Hammerel, Oscar Taylor, M. Greeley, Peter Hammerel, J. H. Linneman, Wm. Barrett, J. F. Bradford, M. Mickley, Joseph Edelbrack, H. Ottensmeyer, J. W. Tenvoorde, H. J. Emmel.
Steele—B. S. Cook. M. J. Toher, E. Donaldson, B. E. Darbey, C. J. Kinyon, J. A. Opligar.
Stevens—F. B. Chew. Dr. T. E. Heenan, C. P. Maginnis, Geo. Giltman.
Swift—Wm. Murphy, Jas. Hawkins, N. B. Thayer, Wm. McCabe, J. Conway.
Wabashaw—P. H. Rabilly, G. A. Perkins, W. B. Lutz, M. R. Merrill, C. H. Benedict, F. H. Milligan, J. P. Pope, J. A. Sigler, M. O. Shiere, Augustus Smith, S. Phillips, H.R. Gearey, Joseph Deidrich.
Washington—J. N. Castle, Matt. Clark, David Bronson, C. P. Gregory, E. S. Brown, Wm. G. Bronson, L E. Thompson, E. W. Durant, Jas. Middleton, G. H. Fowler, F. S. Millicke,
Winona—J. A. Mathews, W. H. Dill, Thos. Wilson, C. F. Scroth, H. W. Lamberton, H. M. Dixon, S. D. Van Gorder, C. F. Buck, H. W. Hill, C. H. Berry, A. H. Snow, Jno. Pindell, Ed Pelzer, N. B. Offord, H. J. Troost, W. J. Whipple, H. Barnholz.
Wright—T. G. Mealey, Wm. Quinn, Wm. Tubbs, David Cochrane, Wm. Zisburth, Henry Mooers, J. C. Nugent, Chas. Buckmann, Thos. Melrose, H. Tanner.

Winona County Democrats.

[Special Telegram to the Globe.]

WINONA, Minn., May 19.—The Democratic county convention to-day elected the following delegates to the State convention: J. A. Mathews, W. H. Dill, Thos. Wilson, C. F. Scroth, H. W. Lamoerton, H. M. Dixon, S. D. Van Gorder, C. F. Buck, H. W. Hill, C. H. Berry, A. H. Snow, John Pindell, Ed. Belzer, N. Belford, H. J. Troost, W. J. Whipple and H. Barnholz. The delegates were empowered to cast the full vote of the county.

THE GLOBE HOROSCOPE.

As it Casts its Light on the Chicago Market.

[Special Telegram to the Globe.]

CHICAGO, May 19.—Cables lower on cargoes of red and spring but firm on spot. Our market opened lower; $1.10⅝ June, selling down rapidly to $1.10¼. At this there was a halt, and a very good business was transacted. The feeling among the trade has been that the price was depressed on purpose to get a better line of shorts outstanding, and they concluded it was about low enough for the present. Broker after broker that the boys suspected was owned by the gang were sent in, selling freely of June and July, still the offerings were readily taken and prices were gradually hardeing until the broker of black Friday fame was put in to make a demonstration on the May option. He quietly sold in settlement all the boys would take from $1.15⅛ to $1.15. Then offered it openly on the markot at $1.15. This was done quietly and the boys smelt it out, and when free offerings were made on the open market they ran. It was the last feature and prices declined sharply to $1.14, May, $1.09 June, $1.05 July. There is no earthly reason to doubt, but the boys are being braced again and they know it, but if the devil was serving lunch they would nibble. I just as much believe as I believe in hell fire that the situation has not changed one particle, only that the moist time will be in June, for if they hold their grip there certainly will be weeping on the part of our chronic bears. Closing a trifle higher, $1.14¼ May; $1.09¼ bid June; $1.04¼@1.04⅜ July.

Corn strong on cash and May with a large business done. This deal has been a corker on the boys, but they have certainly had fair warning, while it is sold at 38c to-day, with lake freights at 5c to Buffalo, with a slight down turn on vessel charges you would have had it quoted at 40c or over. The futures are steady, and the traders are making them a bunting post. A decline in wheat reflected to this cereal, and the close is firm but lower; May 37¾; June 36¼; July 37⅛c. Provisions in a high monkey monk condition; opened lower on large receipt of hogs anticipated, selling freely at the decline, yet the closing for some reason is the highest point of the day; June $10 22½, July $10.42½. Lard slow and sympathizing with the advance in barrel stuff; June $6.77½, July $6.82½.

At Milwaukee.

[Special Telegram to the Globe]

MILWAUKEE, May 19.—This has been a very panicky day in the wheat market. June sold down from $1.09⅜ to $1.08⅜. These figures represent the extremes. At the close the market was a shade better, June selling at $1.08¾, July at $1.05¼, and May at $1.09⅜. The bears seemed to control the situation, aided by orders from St. Paul and the rural districts to sell. Farmers generally report constantly improving crop prospects, and in view of this the bulls are discouraged.

WISCONSIN NEWS.

A large stave factory is being built in Appleton.

Horse thieves are putting in their work near Beaver Dam.

Decoration day is to be extensively observed in Janesville.

Green Bay has had another visit from burglars, and between $65 and $70 were stolen.

Gen. Grant will stop a few days with ex-Senator Hawe in Green Bay, after the reunion in June.

Gov. Smith has proclaimed Monday, May 31, as the legal holiday for the decoration of graves.

The towns on the line of the proposed airline railroad route, between Madison and Milwaukee are beginning to work up to a lively sense of their interest.

An emigrant woman fell from a moving train on the C. M. & St. Paul road the other evening near Bangor, and broke an arm and dislocated a hip. She will recover.

A newly arrived Norwegian laborer Ludwig Turner was drowned in La Crosse the other day. He had been in the country one month and in La Crosse three weeks.

An inmate of the poor house at Oshkosh has commenced a suit to recover a farm of eighty acres in the town of Neenah, which he claims he was swindled out of by a forged deed.

BUILDING HOUSES.

How to Supply the Demand for Tenements in St. Paul.

The following is the valuable paper presented by J. W. McClung at the citizens' meeting, held Tuesday night, to devise some plan for providing tenements in St. Paul:

In order to meet the demand for homes in St. Paul it is not necessary to form a stock company, to build homes to rent or sell. Neither does it seem practicable at present. A quicker, and more practicable way, is to leave it to individual enterprise, and to make such a change in our methods of real estate sales, as will enable the poorest man, who has steady work, and a monthly income, from wages or salary, to purchase a lot of his own, and pledge it as security for the money to build a house on it.

The difficulty in the way under our present system, is that lot owners will not give a clear deed unless the full price of the lot is paid, and money loaners cannot advance the money without a clear mortgage. The result is a scarcity of houses, an embargo on real estate sales, and building improvements, the loss of hundreds of citizens who are driven away, for want of accomodations, a shifting, drifting and unstable population, which we should anchor here, by giving them homes of their own, and not allow them to run away by the thousand, whenever hard times make it difficult for them to live and pay house rent.

The Loan and Building association have succeeded in partially remedying this evil. They have all the money requisite to meet all demands for building houses, fully $20,000 per month to loan. But hundreds who would borrow and build cannot furnish a lot as security. If we can tunnel through this heretofore insurmountable barrier, and break the embargo on real estate sales, all difficulties can be solved, and the interests of real estate owners, as well as the great masses who are willing but not able to build, can be promoted, and a boom given to building associations which will give a healthy impetus to mechanical labor, real estate sales and the traffic in all building materials, while the city at large will feel the healthful glow which will result from the new departure and reform in land tenures. St. Paul is suffering from the same evil that afflicts Ireland—large landed estates—and we need reform at home as well as sympathy beyond the sea.

St. Paul owners of real estate have only to apply the same reasoning to St. Paul they have applied to Ireland to prove that a reform here in our land tenures would result in the prosperity of St. Paul, and, as a result, the prosperity of the land owners themselves.

The only practical business of this meeting is to show how this reform can be brought about with profit to all parties. There are skeletons of several plans. First plan—A, the lot owner, gives B, the buyer, a clear deed. B mortgages it to the Building association, for say, $600 cash, insuring the house he builds, worth $600 or more, and, assigning the policy to the Building association, his payments to the Building association are $10 per month, 100 months. B gives A a second mortgage to secure the price of the lot, in such payments monthly, or otherwise, as may be agreed on. He also gives him personal security otherwise, by getting a good name on his paper, or giving a chattel mortgage on his furniture or other property, and an assignment of his life insurance until four years of monthly payments are made in the Building association.

By this time his loon will be about half paid and the Building association will loan him enough more to pay up in full for the lot and clear the real estate man from all further complications.

SECOND PLAN.

A, the lot owner, gives B, the buyer, a four-year lease with the privilege of buying at the end of four years, and applying all his four-years' payments as purchase money on the lot. To avoid putting a flaw on his title of record, he makes this in the form of an agreement regularly witnessed but without acknowledging. Also to avoid the delay and expense of foreclosing a mortgage or bond, he leaves it as an escrow in the hands of a third party, not to be delivered until the four years' payments are made. He retains the title in fee, but executes a mortgage to the Building association to secure the payment for four years—which B has agreed to make, say $10 per month for a $600 house, $6 per month for a $360 house, $12 per month for a $120 house, an pro rata per year or smaller sums.

At the end of four years if B has made all his payments—say 6 per cent. interest on the price of the lot and 6 per cent. of the principal, or whatever is agreed on. A gives him a clear deed; he (B) gives a mortgage to the Building association to secure future payments, and if his lot is half paid for, the Building association will advance all the balance due on it, release the mortgage of A and substitute B in his place.

If it is not half paid for, he must get a longer lease from A, or make other arrangements. The worst that could happen to A in this arrangements would be that he would have to dispossess B, his tenant, in case he ran, say sixth months, behind with his rent and gave no security and place another tenant in his stead as he would have to do if he owned the house himself and leased it to any tenant. The usual delays of the law would of course, have to be met in this case, as they would had be sold oughtright, and taken a mortgage to secure payments, as is usually done.

THIRD PLAN.

A, the lot owner, gives B, the buyer, a lease for twenty years, or one hundred years, renewable forever, with the privilege of buying at any time, at the value appraised at the beginning of the lease, B paying 6 per cent. interest on the appraised value, and all taxes and assessments. There is no revaluation on this plan. If the seller preferred, he might require a revaluation at the end of ten years or twenty years, with the privilege of buying then, or continuing to pay 6 per cent. on the revaluation. The plan of 6 per cent. without revaluation, is the Cincinnati plan, on which the millionaire Nicholas Longworth managed his estate; and his success as a real estate man should be a sufficient reason to induce our St. Paul real estate men to examine it and see if they cannot make more money by it, than to keep their lots lying idle—a curse to themselves as well as to the city, and sell only to married men if they are lucky enough to find such. There is, also, a similar system in Philadelphia, and these long and perpetual leases are regarded by the shrewdest dealers as the best system of disposing of real estate. If we can adopt it in St. Paul it will be as great a reform as the substitution of steamers in place of the old flat-boat system of our fathers. It is hard to convince a St. Paul man that it would pay him to dispose of his real estate in this way, but the actual tendency of St. Paul real estate for a quarter of a century past will show that the slow penny of six per cent. interest compounded outruns the fast shilling and in the long run wins the race.

The following table is submitted to show that taking a sample of every class of St. Paul property and leasing it twenty-four years ago at 6 per cent. without revaluation, the owner would have more money in his pocket to day than if he had kept it and received the rise of twenty-four years in this growing city. I state the prices from personal knowledge, having made investments for myself and others twenty-four years ago in almost every class of property noted in the table.

Lots on Summit avenue $500 twenty-four years ago, leased at 6 per cent. and taxes and assessments $2,000 now, and the interest compounded, over $2,500 now.

Lots in Mackubin & Marshall's addition $250 twenty-four years ago, leased at 6 per cent. and taxes and assessments, $400 now, and interest compounded, over $1,250.

Lots in Selby, McClung & Vanmeter's addition, $250 twenty-four years ago, $500 now. Leased at 6 per cent., taxes etc., over $1,250.

Lots on upper Third street bluffs, $100 per foot twenty-four years ago, sixty feet, $6,000 twenty-fears ago; now $6,000 to $10,000. Leased at 6 per cent., etc., $30,000.

Lots on Third street proper; $200 per foot fifty feet $10,000 twenty,four years ago; now $25,000. Leased at 6 per cent., etc., $30,000.

Lots beyond Como, cottage homes, five acre lots, $1,000 twenty-four years ago; now less than $1,000. Leased at 6 per cent., etc., $5,000.

Larpenteur farm and land around Hamline university, five acre lots, $500 twenty-four years ago, now $1,250; leased at 6 per cent., etc., $2,500.

Lots on Jackson street, fifty feet, $2,000 twenty-four years ago, $10,000 now; leased at 6 per cent., etc., $10,000.

Lots in West St. Paul (bluff), $250 twenty-four years ago, now $520; leased at 6 per cent., etc., $1,250.

Lots in West St. Paul on flat, $300 twenty-fours ago, now $250; leased at 6 per cent. etc., $1,500.

Now, when it is understood that these leases do not interfere with the selling of the fee simple title, or mortgaging as a basis of credit, but rather facilitate such operations because the property is alive and productive—as good as cash drawing 6 per cent. interest—a principal additional reason is added from adopting this system; and if the leases are twenty years or more without the privelege of purchasing, the reasons for leasing are all in favor of the lessor. The 100 year or perpetual Longworth lease, if adopted by the large owners of St. Paul real estate, even to one-fourth of their lots, would benefit the other three-quarters enough to amply compensate them, if every other lot should be sunk in the operation, for it would build up their vacant additions and double their value. It would give a basis of credit to every poor man in Saint Paul, who could get a lot and receive the money to build on it. This plan is the best of the three. A, the lot owner, gives the lease. B gives a mortgage on the house he builds to secure the BA for cash advanced. His payments for his lots are so light, he is able to pay a sum monthly into the BA additional to his due for the loan, which sum is placed to his credit in stock and becomes a sinking fund to pay his debt in half the time and make his security better every month.

AS TO ALL THE PLANS.

It is safe to say that every man who would pay his rent would pay the monthly payments on his lot. And the owners of lots would run no more risks than our landlords have to do. They would of course have to discriminate.

It is safe to say that our bankers frequently prefer the individual note of a good man who has the means to pay rather than to have mortgage security, and the experience in these two classes of business transactions proves that not one in ten who would buy lots in this way would default in payment. It is safe to say that there are clerks, salesmen, trusted employes in every department of business, known to be honorable, steady, prosperous and safe men, whose employers would not hesitate to guarantee one, two, three or four years' monthly payments on lots, and whom real estate men would be equally safe in selling to and trusting on any of the three plans proposed.

PLAN TO CARRY THIS OUT.

There are over one dozen building associations in St. Paul. Over 2,000 people belong to them. Over 2,000 more can belong and ought to belong to these now working, rather than start any new ones. It is better to strengthen and fortify and keep sound a dozen good associations than to multiply them and spread them out too thin by making supernumerous and apt to lead a sickly life. Let each man who wishes to build interview the holders of lots, select one to suit him and negotiate his loan from the building association he belongs to or prefers, or get the money outside if he can. The interests paid in the building association need not exceed the interest paid outside, and does not; and in some cases, depending upon the age of the stock, not half the interest paid outside. I can demonstrate this to any reasonable man's satisfaction by actual figures.

This will apply either to those who wish to build homes to live in themselves, or to rent to others. No organization will thus be required. Every man who desires to build houses to rent or to sell, can thus be furnished with the means, and his individual enterprise and industry will be paid by his increased rents and prosperity rather than by a salary as an officer or a dividend as a stockholder, which will doubtless be a more satisfactory solution of the problem to all concerned.

MINNESOTA NEWS.

Farmers are busy in planting their corn and potatoes during these delightful days.

At Detroit, Becker county, the other day, three thousand young salmon were put into Long Lake.

The school at Tracy, Lyon County, has been closed on account of the prevailance of diphtheria.

E. S. Hilbaume retires from the Caladonia, Houston county, *Argus*, and is succeeded by H. D. Smalley & Co.

The often and refreshing showers cause vegetation to go forward with a bound in all this region of country.

A new postoffice has been established midway between Burns and Lombarton, Redwood, by the name of Sanborn.

Mrs. Frank G. Smith of Lombarton, Redwood county, was thrown from a wagon last week and had an arm broken.

The straw stable of George Walbridge, of Appleton, was destroyed by fire last week, and one mule and three cows perished, and some farming machinery was destroyed.

The late gale struck the house of Wilber Pond in the town of Fieldon, Watonwan county, and completely demolished it, killing Mrs. Pond, and severely wounding Mr. Pond.

On a late morning the new passenger depot at Sleepy Eye caught fire from lightning striking the telegraph wire. The fire was speedily extinguished without doing much damage.

The stable of Thomas Devaney, of Hegbert, Swift county, was struck by lightning last week, and set on fire and totally destroyed. By great exertion Mr. Devaney saved his teams and cattle.

In South Branch in Watonwan county in the late storm the house of Ole Johnson was moved 12 feet from its foundation, and the large bridge across the Watowan was entirely destroyed.

Over one hundred teams loaded with emigrants and their effects passed through Chatfield, Fillmore county, one day last week. The majority of them were Scandanavians bound for the northern country.

In a wind storm the other day at Oden, Watonwan county, Hans Hammer's house was turned round but was not seriously damaged. A threshing machine on the place was carried a half mile.

The Brainerd *Tribune* says no tidings have been received of the young man, Pugh, supposed to be drowned in Serpent Lake, though the circuit of the lake is made every day by his friends in quest of his body.

The big wheel of the Victoria wind mill, at Fairmont, Martin county, was wrecked by the wind last week It was 60 feet high and had 20 huge arms and 100 large fans. The arms are demolished, the fans are mostly uninjured.

Sleepy Eye *Herald*, May 15: A sharp thunder storm, accompanied by a drenching shower, passed over this place on Wednesday morning. The eclectricity in the train dispatcher's room burned off the wires and set the operator's desk on fire.

Tyler *Tribune*: An eleven year old son of N. F. Berry was attacked, near Lake Benton while riding horseback, Tuesday, by a stallion belonging to Wm. Ross. The boy's arm was broken between the wrist and elbow, and also dislocated at the elbow, probably rendering amputation necessary.

Breckenridge *Free Press*, May 14: Thirty car loads of iron for the new branch arrived in one train on Monday last. Parts of trains come in on the fly continually. All day long the steady ring of the tremendous rails is an irresistible omen of the wonderful prosperity in store for Breckenridge and Wilkin county.

Houston County *Argus*: The indictments against certain officials, about which there has been considerable talk the past six or eight months, went up in smoke during the present term of the District Court, on account of a lack of evidence against the parties, and in fact, palpable absence of any crooked intent on the part of the parties indicted.

Montevedio *Leader*; The eight thousand dollars worth of 8 per cent. bonds, issued by this school district for the purpose of building the school house now well under way, were purchased by the Citizen's Bank, of this city at $101, which speaks well for the credit of district, as well as for the credit of the bank.

There is a paper printed called "The News" dated at "Grand Meadow," but its colums afford no "news" as to the State or county where printed, and Grand Meadow is not as easily placed as "Mountain Meadow," where the Mormon massacre occurred some twenty years ago. It is a great mistake on the part of local publishers not to give their county as well as State.

Lac qui Parle *Independent*, May 15: There is a larger acreage sown to crops this year, than ever before in this county, and the grain has never looked better at this season of the year than it does now. Corn planting is now occupying the attention of the farmers. The ground is in fine condition, and there is every indication of a plentiful harvest. Breaking teams will dot the prairies in a short time—some expect to start next week.

Deck Curtis, of Elkhorn, joined a wolf hunt last week, and while he was absent wolves attacked his flock of sheep and slaughtered ten lambs. He says his wolf hunts after this will be nearer home.

RAIL AND RIVER NEWS.

The Northern Pacific Not to Do Local Business on the St. P. & M. River Line—A Presentation to Train Master Wakeman—Boats Coming and Going—The Little Minnie H. Bound From St. Paul to Fort Benton—Her Arrival at Sioux City.

They Are Not Way Trains.

Since Sunday last the Northern Pacific trains, leaving here at 7 a. m. and 6:20 p. m. and arriving at 7:55 a. m. and 6:40 p. m., do not carry passengers for way points on that part of its line, which is leased from the St. Paul and Manitoba country. Between Minneapolis and Sauk Rapids the Northern Pacific passenger trains bound north will stop only when flagged for passengers bound to Northern Pacific points, and the returning trains will only stop at these way points when they have passengers to land from Northern Pacific points. This is in pursuance of a final agreement between the two companies as is the conditions of the Northern Pacific lease. To make up the deficiency in the accommodation of way traffic, the St. Paul and Manitoba company has put on a St. Paul and St. Cloud train, leaving St. Paul at 7:30 a. m. and arriving at St. Cloud at 12:05 p. m., the return train leaving St. Cloud at 2:20 p. m., and arriving at St. Paul at 6:30 p. m.

Two Heart Stirring Speeches.

They were made yesterday in St. Paul, by Mr. John A. Chandler, general agent of the Chicago, Milwaukee & St. Paul company, and Mr. H. S. Wakeman, train master for the Omaha, St. Paul, Minneapolis & Chicago company. The occasion was the presentation to Mr. Wakeman, who was till lately train master for the Chicago, Milwaukee & St. Paul at Minneapolis—on behalf of his late associates, in the employ of that company—of a splendid gold cased watch, best Elgin movement, and chain to the watch. On the inner case of the beautiful watch is inscribed, "H. S. Wakeman, from the employes of the C., M. & St. P. Railway Co., June 1st, 1880." Mr. Wakeman was very popular among the officers and men with whom he was associated in the employ of the C., M. & St. P. company, and they "chipped in" their ones and fives so lively, that after buying the best watch they could select, the committee had a purse of $200 left, which they transferred with the watch and chain. But to the speeches: The committee wisely selected Judge Chandler to make the presentation speech. He hadn't any time to prepare, but he couldn't help being ready for such an occasion. Mr. Wakeman had no intimation of what was coming, and his speech was extemporaneous. Chandler said—but, then, what's the use of trying to tell what he said, since the point of it was all in the action. That was gloriously eloquent with hearty good feeling. He didn't put into words a number of fine things he would have said if he could, but he did manage to convey the presents, and, with them, a pretty clear underst