A POLITICIAN.

GLADSTONE'S THEORY OF LIFE DRAWN FROM BISHOP BUTLER.

STUDIES SUBSIDIARY TO THE WORKS OF BISHOP BUTLER. By the Right Hon. W. E. Gladstone. Pp. vii, 370. Macmillan & Co.

The interest of this book lies in the fact that it contains by direct statement as well as by inference Mr. Gladstone's philosophy of life. Some of the lighter phases of that philosophy were shown in recent translations of Horace, but they were phases that might be credited also to many other statesmen. Few men could translate Horace without putting into their work some touches of their own experience, and the very defects in Mr. Gladstone's version are characteristic. But a commentary on the writings of Bishop Butler is necessarily far more intimate in its nature, for Butler goes to the heart of things in all his arguing. His tendency is to reduce every question to its lowest terms, so that his answer, when he obtains it, may be within the bounds of truth. It is no wonder that effusive minds accused him of promoting instead of repressing scepticism. He was without enthusiasm. There was in him none of that physical exhilaration which precedes rather than accompanies thought in many persons, and often supplies the place of real thinking altogether.

Mr. Gladstone can easily correct this defect—if it was a defect—in Butler. He has all the physical vitality which Butler lacked, and abundant enthusiasm for controversy. There is a remark in this volume which bears on this point of eagerness in disputation. It can only be understood, however, by referring to what Gladstone's biographers say of the debates that went on continuously in the home of his youth, and of the ease with which malicious humorists in the House of Commons could stir him up in the conflict of words. It is then a born debater, one ready for war on any subject that can interest mankind, who says, alluding to Butler's declaration, that a man is often called upon to act against probability, and would be thought mad if he declined to do so. "We are bound to avoid occasions of anger; and yet, for the vindication of truth, it may be a duty to enter into debates which we know from experience will stir our passions more or less. If we look merely at the likelihood of that excitement we ought to refrain; but if we look onward to the purpose in view it makes the other scale descend." Lord Randolph Churchill might well have glared over these sentences, if he could have seen them when he was in one of his provoking moods.

The point lies in the implication that in all his years of debate Mr. Gladstone has never been "drawn"—to use an English colloquialism—except in defence of truth. If that be the fact in his career, then it is easy to divine the cause of his affection for Butler and of his view regarding the particular utility of the "Analogy" to politicians. Not to all persons in politics, however, but to a class whom Mr. Gladstone is careful to specify. "If my counsel were asked," he says, "I should advise the intending politician, if of masculine and serious mind, to give to Butler's works, and especially to the 'Analogy,' a high place among the apparatus of his mental training." Why not the light-minded as well? It is possible that Mr. Gladstone was guided more by instinct here than by mere thinking. There have been more attempts than one at a psychological analysis of Butler's case, and Mr. Bagehot in particular traced to Butler's mental constitution faults which he was sure existed in Butler's writings. There have also been efforts to account for Mr. Gladstone, at least so far as character studies and descriptions go. But the relation of the living man to the works of the eighteenth century moralist casts new light in both directions, and particularly upon the self-constraint underlying Gladstone's vivacious energy. Butler seems to have served him in place of the experience which other men have to gain by their own errors.

If the affairs of the British Empire are really at the pass where some people say they are, and the future is to be a period of decadence, then it is all the more a proper thing to study the influences in the making of the man who went to the top with the Empire, and will be blamed for its fall if it has now begun to decline. Among these influences Mr. Gladstone himself evidently ranks Butler's works very high. One of the reasons for this is that these works lie in the plane from which Mr. Gladstone started in life. Butler "does not write," says Mr. Gladstone, "like a person addicted to any profession or pursuit;" and the reader involuntarily gives the weight of Mr. Gladstone's own personality to the words that follow: "He is essentially free. He is the votary of truth, and is bound to no other allegiance."

But it is in the vague realm of human action and experience, not in one where propositions can be proved, that Butler searched for the truth. If he had been a mathematician there is no likelihood that Mr. Gladstone would have cared to follow him. But it is just because the theme is indefinite, and matters are seen through a glass darkly, that Butler displays candor, and Mr. Gladstone a deeper interest in the discussion. "To pass," he says, "from the work of the mathematician to the proper work of those who graze in Butler's pastures has some resemblance to the transition from the primitive forms of painting without atmosphere or perspective to the modern chiaroscuro, the subtle art of light and shade." This simile has its defects, for we know that a modern picture is much more like reality than an outline from an Egyptian monument; while all that a mathematician says about a triangle is absolutely true, and all that can be said about a human action is only relatively true. If in the latter case a single item is misplaced the whole statement may be vitiated. "For here," says Butler himself, "ideas never are determinate, but become so by the train of reasoning and the place they stand in." For that reason he builds up a treatise very much as an accurate deed or a good law is built up, with saving clauses and phrases of exclusion, with admissions and provisos, with conditions and concessions in such a maze that the meaning can only be discovered by degrees. What he is seeking is the residuum, after every modification and subtraction has been made. It is the science of chemistry applied to morals. Mr. Gladstone characteristically calls it the Science of the Indeterminate.

The most indulgent of scientists will tell you that all science is indeterminate when Mr. Gladstone has it to expound. His method of thought is never scientific, but it is scholastic and legal. Here, again, Butler and he supplement each other, for the style forced upon the author of the "Analogy" by what he deemed the necessary conditions of his problem, whether to his own taste or not, is not without a parallel in the involutions of Mr. Gladstone's own controversial writing. But the intensity of thought concentrated upon one theme by the Bishop, which enabled him to argue both sides of his cause, is a different thing from the discursiveness which Mr. Gladstone exhibits on so many themes. Butler revolved around his problem. Gladstone's themes revolve around Gladstone, not because his point of view is egotistic, but because it is essentially personal. Nobody will ever say of him what he has said of Butler, that it would be difficult to name a writer who, in the prosecution of his work, has more absolutely suppressed himself. "We attain, indeed," he adds, "a solid and rather comprehensive knowledge of the man through his works; but this is owing, if I may so speak, to their moral transparency, which is conspicuous amid all the difficulties of gaining and keeping a continuous grasp of his meaning."

To a complicated nature like that of Mr. Gladstone, the simplicity of a character such as Butler's must be doubly welcome because of a religious sympathy. But it is hardly less so in the sphere of politics. If the odious sense of the word "casuistry" be ignored, Butler was the greatest casuist that Protestantism has ever given to the world. His system was stricter, perhaps, than even the Jansenism of the Gallic Church, but it was broad enough to give standing-room to the most astute of politicians in the person of Mr. Gladstone. Now, cases of conscience—to use the technical phrase—are innumerable in politics. Lord Bacon spoke of politics as the science most deeply immersed in matter; and Mr. Gladstone, out of a greater experience than Bacon's, defines this to mean that it is the branch of knowledge in which it is hardest to sever the true idea from environments not properly belonging to it so as to bring it "as near to the truth as our weakness, our passions, and the urgency of circumstances will allow." Thus this branch of knowledge displays to the utmost all that uncertainty which Butler found in every department of human activity. Nowhere else can it be said with more force that "indeed, the unsatisfactory nature of the evidence with which we are obliged to take up in the daily course of life is scarce to be expressed." Here, least of all, can men await absolute certainty before they act. They will act upon such evidence as they have. Probability must be their guide; if they exaggerate it, woe to them. Such seems to be Mr. Gladstone's view of politics. He is a past master in the craft, and it is as an expert that he praises Butler, not merely as the philosopher of belief, but as the philosopher of life, who at first sight seems to be dealing with the sceptic, and is really dealing with us all. It would be possible with these considerations in mind to test Gladstone's practice at important turns in his career by the theory of life which he here draws from Butler, and it would be a task worthy of a mind as subtle as De Quincey's to solve some of the problems he leaves to the world with the key which he has furnished.

In applying Butler's "Science of the Indeterminate" to political life in a way which Butler himself hardly contemplated, Mr. Gladstone is conscious that he encounters new perils. He has to concede that there are times when man is in duty bound to act against probabilities; but aside from that he sees that without rigid watchfulness, the doctrine of probabilities, as he applies it, suggests the probabilism and the probabilliorism of the Latin Churchmen. Both of these are in his opinion fatal to the correct idea of duty. In the practical affairs of life, it is only the comparatively few things that are immediately distinguishable as either right or wrong. As to the rest, the evidence for and against may be weighed. As Mr. Gladstone represents the views of the Latin Church, it is possible for one in doubt to choose, not the course indicated by the greater mass of probability, but that for which the probabilities are less. Against this opinion he protests strenuously, and he interprets the meaning of Bishop Butler to be that the smallest real and clear excess of presumption on the one side over the presumptions on the other side, determines the reason in matters of speculation and absolutely binds conduct in matters of practice.

When one comes to these refinements, one is relieved by the fact that with most men, particularly in politics, enthusiasm so largely replaces colder thinking. The casuists leave no room for human instincts in these matters, but fortunately the instincts find a place for themselves. Taken altogether, the essays in this volume will be found more useful for the study of Mr. Gladstone's characteristics as a thinker and a man of action than for the elucidation of Butler.

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The auction market shows signs of increasing activity. Sales were numerous yesterday, and consisted of almost every description of property, situated in different sections of the city.

At the Liberty-st. exchange, Richard V. Harnett & Co. sold, by order of the executor of the estate of Alexander G. Loppin, No. 557 West Broadway, a three-story brick building, lot 22x128, to one of the heirs, Mrs. Heloise Jouffret, for $26,100.

At the Broadway Real Estate Salesroom, William M. Ryan sold, by order of heirs, No. 113 East One-hundred-and-fifteenth-st., a two-story frame dwelling, lot 18x75, to E. S. Marshbin, for $5,150.

Bryan L. Kennelly sold, by order of the estate of Emily Rosenblatt, No. 206 East One-hundred-and-fourteenth-st., a three-story brownstone dwelling, lot 16.8x100.11, to Henry Morgenthau, for $7,000.

Peter F. Meyer & Co. sold in foreclosure No. 70 South-st., a five-story brick building, 25x56x28x60, to E. S. Savage, for $50,500; also, in executors' sale, the southeast corner of Second-ave. and Sixth-st., a five-story brick flathouse, lot 24.3x53.1½x24.3x53.4, to Henry Riffel, for $24,200.

Thomas S. Walker sold, in foreclosure, the northwest corner of Seventh-ave. and One-hundred-and-twentieth-st., plot 100.11x125, to S. Mehrbach, for $70,000.

William Kennelly sold, in foreclosure, Nos. 210 and 212 West Seventy-eighth-st., two three-story brownstone dwellings, each 18.9x102.2, to Gustave Mendelsohn, No. 210 for $19,350, and No. 212 for $19,300.

REAL ESTATE TRANSFERS.

117th-st., s s, 354.11 ft e of Avenue A, 18.1x100.10; James McCullough and wife to Michael H Reidy. $1,000
126th-st., No. 42 and No. 44 West; Joseph J Schreiner and wife to George Fennell. 1
1st-ave, e s, 126.1 ft n of 104th-st, 25x100; William Meldrum, referee, to Michael Valentine. 11,800
5th-ave, s e cor 118th-st, 50x irregular; Byrdie M Spencer to Conrad R Gross and another. 100
132d-st, No. 262 West; John J Hughes and wife to Gertrude Younker. 1
142d-st, n s, 175 ft w of 7th-ave, as widened, 25x99.11; George Fennell and wife to Joseph J Schreiner, ½ part. 1
142d-st, n s, 150 ft w of 7th-ave, as widened, 25x99.11; Joseph J Schreiner and wife to George Fennell. 1
132d-st, No. 262 West; Francis H Molloy to Gertrude Younker. 14,000
Manhattan-ave, e s, 81.10 ft n of 101st-st, 19.1x100; George Herbener et al to Byrdie M Spencer. 100
165th-st, n s, 97.11 ft w of Forest-ave, 19.3x88; George Tremberger and wife to Henry Battenfeld. 9,000
Tinton-ave, e s, 101.5 ft n of 163d-st, 18.9x132.3; John Nelson and wife to Horace W Bullock. 1
51st-st, s s, 25 ft w of Park-ave, 25x100.5; 50th-st, n s, 25 ft w of Park-ave, 25x100.5; 50th-st, n s, 50 ft w of Park-ave, 25x100.5; Celia A Green and another to William K Aston. 127,500
74th-st, s s, 300 ft e of 2d-ave, 25x102.2; Nellie Morse and another to Louis Kendal. 1
Same property; Louis Kendall to Catharina Geyer. 1
60th-st, s s, 236.1 ft w of Avenue A, 26.11x100.5; Amelia German and another to Nicholas Wreden. 1
92d-st, No. 7 East; Vestiana M McClure to Mary C Brown. 1
129th-st, No 10 West; George Fennell and wife to Joseph J Schreiner, ½ part. 1
1st-ave, No. 1,545; Harris S Lines and wife to Emma L Pohlman. 2
Elizabeth-st, No. 193; Antonio Cardone to Maria T Cardone. 1
16th-st, Nos 431 433 West; Michael Foley and wife to Mary B Schramm. 10
22d-st, n s, 254.7 ft e of 1st-ave, 46.10x98.9; John P Hanley and wife to J J McKenna. 15,957
40th-st, s s, 75 ft e of 3d-ave, 15x74.1; John Wills and wife to George H Harper. 5,000
Plot in Westchester adjoining Village of West Farms, 100x250. William Meldrum, referee, to David Lydig. 10,000
Lot 487, map Arden property; Walter W Taylor and wife to Joseph Engelhardt and another. 1,100
Washington-ave, n w corner Tremont-ave, 4.10 ft and the Morris st x 50.4. William A Lillie to Adelbert Lane, wife to William Clarke. 18
100th-st, s s, 100 ft w of Amsterdam-ave, 50x100.11; John Robertson et al to Henry Gleschen. 1
Oliver-st, w s, adjoining land of Samuel Doty, Fourth Ward, 25x30x24.2x30; Lizzie W Davidson to Valentine Pressler. 1
Mott-st, No 246 to 254; Timothy Harrison to James Weld. 1
East Broadway, s s, 236.3 ft e of Market-st, 27x175; Elizabeth R Delafield to David Kidney and another. 35,000
Upland at w s of Spuyten Duyvil and Port Morris Railroad Company, 200 ft s w of 177th-st, 200x436.7x200.11x401.6, with bulkhead and drainage rights; Lewis G Morris to New-York Yacht, Launch and Engine Company. 30,629
Water-st, No 300; Charles H Ludlow, as trustee, to Rockwell & Harris Baking Company, Limited, to Thomas R Harris. 1
Sleight, n s, 414.6 ft w of Columbus-ave, 19.6x102.2; Lucy D Rogers to United States Trust Company of New-York, as trustee. 25,000
71st-st, n s, 100 ft w of West End-ave, 25x102.2; John Arthur to William A Casey. 100
94th-st, No 175, s s, 82 ft e of 10th-ave, 18.5x100.8; Jane A Hunt, et al, executrix and executors, etc, to Simon P Planner. 3,500
Same property; Charles H S Brown, as sub-trustee, to Jane A Hunt, et al, executors, etc. 1
64th-st, s s, 212 ft w of Park-ave, 25x100.5; Ruby A Waydell to Charles F Merrill. 1

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Anderson, Estelle P, to Charles T Barney, s s 58th-st, 140.6 ft w of 6th-ave, 2 years. $2,000
Brinckerhoff, Louis, and wife to Bowery Savings Bank, s s Macombs Dam Road, and n s of old Croton Aqueduct, adjoining lands of Beaman and Johnson, except part of Burnside-ave, 1 year. 10,000
Barr, John C, and wife to Louise Schwegler, No 203 West 125th-st, 1½ years. 2,500
Brown, Mary C, to Maria M McClure, No 14 East 8th-st, 3 years. 35,000
Childs, James C, and wife to Mary A Cass, s s 88th-st, 105.6 ft w of 9th-ave, 1 year. 5,000
Cozzens, Hannah M, and John B to Title Guarantee and Trust Company, No 307 West 87th-st, 5 years. 15,000
Caterson, Marion M, and Eveline V Lockwood to the East Chester Savings Bank, s s 20th-ave, 162.6 ft w of 2d-st, 1 year. 2,250
Fennell, George, and wife to German Savings Bank, New-York, s s 129th-st, 285 ft e of Lenox-ave, 1 year, 2 mortgages. 34,000
Flamm, Regina, to Dry Dock Savings Institution, s s 8d-st, 230 ft w of 3d-ave, 1 year. 7,000
Gladman, Philip, and wife to Ferdinand Greenebaum, No 521 East 117th-st, 3 years. 3,000
Grube, Meyer, to Lawyers' Mortgage Insurance Company, n w s Lafayette Place, 82.1 ft n e of Great Jones-st, 3 years. 90,000
Same to William Rosendorff, same property, 1 year. 35,000
Geyer, Catharina, to Louis Kendal, s s 74th-st, 300 ft e of 2d-ave, 2 years. 500
Gossner, Henrietta, to Frank W Gilbert, s s 134th-st, 300 ft w of 5th-ave, instalments. 2,000
Harper, George H, and wife to John Wills, 40th-st, s s, 75 ft e of 3d-ave, 5 years. 5,000
Heseman, Alette M, and husband to John H Pell, trustee of Jane Average, n s 34th-st, 450 ft e of 11th-ave, 3 years. 8,000
Same to same, n s 34th-st, 466.8 ft e of 7th-ave, 3 years. 8,000
Hanlon, John F, and wife to Alfred H Scott, guardian, etc, n s 224-st, 354.6 ft e of 1st-ave, 3 years, 2 mortgages. 15,000
Jones, Isabella B, to Ann E Hasbrouck, No 66 East 12th-st, between Broadway and 4th-ave, 3 years. 9,000
Jones, Amelie, to Elizabeth McCreery, w s Amsterdam-ave, 75 ft n of 140th-st, 13 months. 1,000
Kaiser, John F, and wife to John M Hopencamp, w s Nelson-ave (proposed), 275.9 and 311 ft s of Orchard-st (proposed), 3 years, 2 mortgages. 1,200
Klein, Benedict A, and wife to Lassmann Bottenwieser, No 54 7th-st, 1 month. 5,000
Levy, Harriet, to Gustav Conrad Stein, Delancey-st, No. 116 and No 98 Essex-st, 5 years. 18,000
Lessers, William G and James C, and wives to American Surety Company of New York and New-York Fidelity and Deposit Company of Maryland, n s 145d-st, 475 and 500 ft w of Grand Boulevard, 2 mortgages, secures suretyship on various bonds.
Lynch, Patrick, and wife to W S Jarvis, trustee, s s 149th-st, 325 ft w of Boulevard, 3 1-6 years. 7,000
Lyons, Julius J, and wife to Frederick T Van Beuren, n s 14th-st, 125 ft w of 5th-ave, lease, 3 years. 12,500
Same to Edmund Hendricks, same property, instalments. 2,500
Meyer, John F, and wife to Joseph E Mount, s s 131th-st, 100 ft w of Alexander-ave, 2 months. 3,500
Mander, Arthur C, and wife to Ryan & McFerran, s s 139th-st, 100 ft w of 11th-ave, bond. 2,050
Spitzka, Vaclav, to Mary Spatenka, s s corner Jerome-ave and Andrews Place, 2 years. 8,000
Miller, Isaac M, and Herbert B, to Walter H W Noe, s w s 2d-st, 80 ft s e of 2d-ave, secures notes. 732
Pohlman, Emma L, to the Emigrant Industrial Savings Bank, No 1,545 1st-ave, 1 year. 4,500
Schane, Christian F, and wife to Hugo Jaburg, s s 3d-ave, 76 ft n of 146th-st, 3 years. 8,000
Schreiner, Joseph J, and wife to the German Savings Bank, New-York, s s 129th-st, 335 ft e of Lenox-ave, 1 year. 17,000
Same to same, s s 129th-st, 300 ft e of Lenox-ave, 1 year. 17,000
Sussen, John F, and wife to Miriam Kramer and another, executors, etc, of Abraham Kramer, deceased, n s 135d-st, 185 ft e of Lenox-ave, 3 years. 18,500

BUILDING PLANS FILED.

The following plans for new buildings and alterations were filed to-day:

New buildings, main office:

St Nicholas-ave, w s, between 126th and 127th sts, for a five-story brick public school, by the Mayor, etc. $250,000
Block 116th to 120th st, and Amsterdam-ave and the Boulevard, for a four and three-story brick theatre, offices and banquet hall, by the trustees of Columbia College, 49th-st and Madison-ave, owners. 600,000

New buildings, uptown branch:

169th-st, n s, 325 ft e of 4th-ave, for a two-and-a-half-story frame dwelling, by Mary L Conklin, of Wakefield, owner. 2,500
Mineford-ave, e s, 175 ft e of Elizabeth-st, City Island, for a two-and-a-half-story frame dwelling, by Emil Waldenberger, of No 22 Frankfort-st, owner. 6,000
168th-st, n s, 150 ft e of Union-ave, for a one-story frame shed, by Farley & Co, of No 1,365 Boston-ave, owner. 500
169th-st, s s, 50 ft w of Melrose-ave, for a one-story frame shed, by John H Bruckner, of No 610 East 161st-st, owner. 150
Southern Boulevard, n s, 300 ft e of Willis-ave, for two five-story brick flats, by Samuel B Ogden, of No 1,631 Madison-ave, owner. 32,000
Aqueduct-ave, n w corner Kingsbridge-road, for two-story and attic frame dwelling, by William D Peck, of No 314 West 104th-st, owner. 6,000
Dawson-st, s s, 167 ft e of Prospect-ave, for a three-story frame tenement, by John Robinson, of No 107 Dawson-st, owner. 5,500
Commonwealth-ave, e s, 100 ft s of Mansion-st, for a two-story frame dwelling, by Peter Keller, owner. 2,500
Hoe-st, w s, 147 ft s of Home-st, for a two-story frame dwelling, by Anna Le Velle, of No 1,228 Intervale-ave, owner. 3,000
Commonwealth-ave, e s, 100 ft n of Mansion-st, for a two-story frame dwelling, by William Rompkes, of Classon-ave, owner. 3,500
141st-st, n s, 75 ft w of Alexander-ave, for a three-story brick dwelling and store, by Frederick K Gebhard, of No 2,609 3d-ave, owner. 6,000

Alterations, main office:

38th-st, No 519 to 523 West, to a five-story brick and stone stable and storage warehouse, by Thomas C Inman, of No 8 East 45th-st, owner. 2,500
Willett-st, No 57, to a three-story brick factory, by Mrs. Pauline Goldstein, of No 68 East 81st-st, owner. 300
73d-st, No 100 West, to a five-story brick tenement store and office building, by the estate of Joseph Reckendorfer, of No 20 East 74th-st. 500
121st-st, No 506 East, to a one-story and basement brick and frame dwelling by Mrs. Annie

Railroads.

"AMERICA'S GREATEST RAILROAD."

NEW YORK CENTRAL & HUDSON RIVER R. R.

THE FOUR-TRACK TRUNK LINE.

FROM GRAND CENTRAL STATION, 42D STREET.

8:30 A. M.—Except Sunday. Empire State Express; Fastest train in the world. Stops at Albany, Utica, Syracuse and Rochester. Due Buffalo 4:45 p. m., Niagara Falls 5.55 p. m. This train is limited to its seating capacity.

9:30 A. M.—Daily. Fast Mail for Poughkeepsie, Albany, Utica, Syracuse, Rochester, Buffalo, Niagara Falls, Chicago.

10:30 A. M.—Except Sunday. Day Express. For all important New-York state points.

1:00 P. M.—Daily. Southwestern Limited. For Columbus, Cincinnati, Indianapolis and St. Louis. Stops at Poughkeepsie, Albany, Utica, Syracuse, Rochester and Buffalo.

1:00 P. M.—Daily. Chicago Special for Detroit, Cleveland, Toledo and Chicago. Stops at Poughkeepsie, Albany, Schenectady, Utica, Syracuse, Rochester and Buffalo.

3:30 P. M.—Except Sunday. West Point, Poughkeepsie, Albany, Troy.

4:30 P. M.—Daily. North shore Limited. Due Detroit 8:20 a. m., Chicago 4:30 p. m. Stops at Albany, Utica and Syracuse.

6:00 P. M.—Daily. For Albany, Troy, Utica, Adirondack Mountains, Montreal, Syracuse, Buffalo, Niagara Falls, Cleveland, Toledo, Detroit, Chicago, Cincinnati, St. Louis.

6:25 P. M.—Daily. For Albany, Troy, Burlington, Plattsburgh, Montreal and Ottawa.

7:30 P. M.—Daily. For Buffalo, Niagara Falls, Cleveland, Indianapolis, St. Louis, Chicago. Stops at Poughkeepsie, Albany and Utica.

9:00 P. M.—Daily. Carries Sleeping Car passengers only, for points on Fall Brook Railway, via Lyons, and for Rochester.

9:15 P. M.—Daily. For Syracuse, Oswego, Watertown, Ogdensburg, Buffalo, Niagara Falls, Cleveland, Toledo