

ON THE BLUFF.

Oh, grandly flowing river!
Oh, silver glistening river!
The springing willows shiver
In the sunset, as of old.
They shiver in the silence
Of the willow whitened islands,
While the sun bars and the sand bars
Fill air and waves with gold.

Oh, gay, oblivious river!
Oh, sunset kindled river!
Do you remember ever
The eyes and skies so blue,
On a summer day that shown here
When we were all alone here,
And the blue eyes were too wise
To speak the love they knew.

Oh, stera, impassive river!
Oh, still unanswering river!
The shivering willows quiver
As the night winds moan and rave—
From the past a voice is calling—
From Heaven a star is falling,
And dew swells the bluebells
Above her hillside grave.

—John Hay.

TROUBLES OF A TENANT.

As a rule there exists between tenants and landlords an ill feeling which too often degenerates into open warfare, causing injury in mind, pocket and body to both.

In other businesses the relations between buyers and sellers are pleasant and often friendly to a high degree, causing benefits which are mutual and long sustained.

Why tenants and landlords should disagree and abuse each other to their mutual pecuniary and mutual losses, while other folks doing business together get along so well, seems to be a conundrum worth finding out.

Is the tenant or the landlord to blame in the matter or are both?"

A landlord, in order to be one, must be capable of not only making money, but holding on to it. Naturally he may become, after years of saving and self-denial and frugality, grasping, sordid and avaricious. The more he has the more he may want until it breaks his heart to part with a penny to please anyone but himself.

With a tenant it is generally the reverse.

To solve this old puzzle and, perhaps at the same time to bring peace and happiness to both sides. I interviewed a tenant on the interesting subject.

In the first place, he said, I always hire direct from the landlord, for though he may have but little fellow feeling in his soul, an agent has none.

When I rent a house I expect to have it kept in proper repair as regards healthfulness and comfort. Of course, anything broken or injured outside of the usual wear and tear I make good myself, though in many cases it would well pay the owner to be a little bit liberal and do things to please a good and prompt paying tenant without being asked too often.

The first year I lived in my present quarters the landlord was very obliging and desirous that I should enjoy my home.

Various improvements I suggested he willingly made and his kindness encouraged me to reciprocate by spending some of my own money on his property to make it handsomer inside and out.

I praised the place highly and frequently expressed a desire to remain for an indefinite time.

But, alas, I found to my sorrow that I had made a grand mistake for the next year my rent was raised.

I asked my landlord the reason and told him that instead of being more the rent should be less on account of the improvements I had so innocently made at my expense of money and work.

"That's the very reason," he grinned, "why I've put up the rent—the place is more valuable now. Besides, you've given it such a good name that other people are offering a higher rent to get it—and I know you want to stay and will gladly pay for the privilege?"

While the landlord was meap he was

honest in his answer, and although I was mad enough to tear the house down when I figured the cost of moving and the uncertainty of finding as suitable a home and thought how my money and labor would be wasted, I remained where I am at the advanced price—but I am happy here no longer.

I feel that I have been wrongly used and hate my landlord thoroughly, and I do not doubt but that his feelings toward me are the same. Henceforth we are enemies and never speak as we pass by.

No more repairs—not even for lawful wear and tear—will he do, for, knowing I like the place and want to stay there, he has me at a total disadvantage and won't hesitate to use it.

The next year, if I want to remain, I'll pay still more rent I am sure and be treated worse.

Now you can see how a foolish and grasping landlord will kill the goose that lays the golden egg.

I, for my own self respect, and, may be, a wicked satisfaction, will give the place up at the end of my lease.

Then, if the house don't stand empty and become damaged, some one will move in who won't pay rent and who will, for his own protection, let things run down and speak disparagingly of the place, particularly in point of healthfulness. By so doing he will keep other tenants from wanting it and thus have the landlord at his mercy.

Afraid of losing his fraud of a tenant by knowing that his house has a bad reputation that years won't make good, the landlord will humble himself to the deuce and beg him to stay and take chances of getting rent.

While I cannot sympathize with the blind landlord, I despise the too sharp tenant, even though many of my fellow sufferers may admire and imitate his great business qualities.

In everything but house-renting, the buyer holds the whip-handle.

But in the case of a good-natured and honest tenant, the seller seems to hold it and to use it unsparingly as long as he is able to wield it.

If there were no tenants what would become of landlords? And if landlords turn good tenants into bad ones, how will money be made in the house letting business?

Let the landlords ponder and they'll find that in almost every case they not only cause the ill-feeling we've mentioned, but are in the end the greatest sufferers, pecuniarily and otherwise, from it.

When I had sufficiently thanked the angry and apparently oppressed tenant for his rather stale information he began to feel better and volunteered a little story on the subject.

"The previous occupant of this countryplace before me," he smiled, "was one of the kind of tenants who are smarter than their landlords."

"When he came to view the house and grounds, which had lain unoccupied for a year or more, the landlord was exceedingly gracious, and could scarcely find adjectives enough to raise it in the estimation of the new comer. The house was a palace and the grounds were Paradise."

"It was springtime. Flowers bloomed, wafting their perfumes everywhere, and the numerous fruit trees were gorgeous with blossoms."

"Arm in arm the pair of sharpers wandered about, each trying to gratify and humbug the other."

"Observe those fine fruit trees," said the landlord, "note their loads of beautiful pink and white blossoms; think of the barrels full of ripe and luscious fruit you will gather and toss into the laps of your charming wife and angelic little ones."

"Why, man alive, the place will be a profit to you the year round. The fruit will pay the rent."

In view of that extraordinary chance of living for nothing and, no doubt, sorry for the landlord who was relinquishing a sure fortune to benefit a stranger, the man took the place im-

mediately and moved in with his large and destructive family.

After a while as no rent was being paid, the landlord became anxious.

But the suave tenant managed to put off the poor landlord with seemingly good excuses and pretenses until the summer had gone.

Then the landlord grew nervous and began to insist on having his rightful dues.

At the same time he was fearful of offending his tenant and making him move out when winter was coming on.

One day in the early fall, however, the landlord got bold enough to call again, and demand a settlement.

The tenant received him with smiles and bows and drawing him outdoors pointed to the trees then bearing a few pecks of apples, the entire crop, and asked if he remembered what he had said in the spring about the fruit paying the rent. The landlord, unconscious of the trap, proudly acknowledged that he did.

Well, then, the tenant coolly replied—If the fruit pays the rent—take the fruit. It's all there waiting for you.

The landlord had no choice but to take the stuff and leave the tenant in happy possession till the following spring.

And as that landlord now is mine I may be pardoned for thinking it served him right.

Without admitting the soundness of my informant's position, or involving myself in any way, I politely bade him a good night.—Chicago Sun.

MEASURES OF LENGTH.

Using the Length of Waves of Light as a Standard.

Scientists have long sought for a fixed and invariable standard of length. The measures in common use are mere arbitrary lengths, and, if the original standard should be destroyed, could not be accurately replaced. The French meter is supposed to be a ten-millionth part of the quadrant of the earth; but the accuracy of the original measurements have been seriously called in question. Therefore, the so-called "wave-lengths" of light have been suggested as furnishing an invariable numerical magnitude, but their excessive minuteness and the difficulty of accurately measuring them have hitherto been an objection to their use. But it is said that a method of measuring these wave-lengths which is accurate to the one-ten-millionth part has been discovered. When it is considered that a wave-length of sodium (yellow) light is only about one-forty-thousandth of an inch, the extreme delicacy of this method becomes apparent. Whatever theory may be held as to the nature of light, the numerical values, called "wave-lengths" for convenience, are actual and invariable representatives of something; and if the proposed new method of measurement proves reliable, there will be no difficulty in obtaining a fixed standard of length which can be reproduced at any time or place.—St. Louis Republic.

ENGLISHMEN IN NEW YORK.

Obliged to Leave the Continent on Account of Americans.

The English colony in New York is largely made up of young men of cultured, leisurely habits, with epicurean appetites and plebeian incomes. They are, for the most part, younger sons of good education and no calling or profession. In almost every case inquiry elicits the fact that they are pensioners on home bounty. They are living on limited allowances—just enough to encourage respectability—such allowances being apparently doled out with the view to sustaining life without leaving margin enough for dissipation or a return ticket. In fact, in many instances, the allowance is made conditional on remaining abroad.

If they should violate this condition it is work or starve. Under the circumstances, it would seem that a continental life would be preferable in view of its cheapness, but these young men prefer America. "Americans are kinder to Englishmen," says one of these young men, "than the people of continental Europe. We have worked that section of the earth a trifle threadbare. They do not like us. When it comes to India, Australia, Canada or any of the English colonial possessions, we prefer the United States. It costs more to live here, but the life is worth living. Society receives us whether we have money or not. In London I would be an office drudge and limited to boarding-house society. Here a well-educated, agreeable English gentleman is well thought of, and can dine at the expense of somebody else a good deal of the time."

Speaking of Englishmen in New York suggests the recent plaint of a very well-to-do Britisher of the female sex now in this city, says a New York exchange. "You know there are no distinctive resorts for English people abroad," she said. "We used to go to Scotland, but the rich Americans overran the country and gobbled up every available estate. Then we tried Brighton, but, bless you, the hotel people there will not look at an Englishman where he conflicts with an American. They next drove us out of every fashionable resort on the continent, lastly the Riviera, our special stronghold."

We have no longer the exclusive social sway anywhere outside of England. It used to be that the Swiss and German watering-place hotels were run chiefly in the interest of the English traveller. Now the American has it all his own way. There are now more Americans living in villas about Florence, Como, Rome, Dresden, Lucerne and the German spas than Englishmen. Even Paris is getting to be dominated by the stars and stripes. What are we going to do?" "Come to America," I suggested. "Here, at least, the American is 'small potatoes' and few in a hill. Here Anglomania rages worse than pleuro-pneumonia. Come to America, unhappy, outlawed, dethroned people of an effete civilization, and come with confidence and cash—especially cash. Here you will find a newer growth in New York to fall down and worship."

The Teacher and the Bear.

Miss Callie McGee, a school teacher of America, a mountain town of Kentucky, while returning home the other day with a little girl pupil, encountered a bear. Bruin was quite a distance behind Miss McGee, but he started after her. Picking up her charge she ran at full speed, taking off articles of clothing and dropping them from time to time in order to divert bruin's attention from her, thereby gaining that much on him. She finally reached a farmhouse in safety, and, procuring a rifle, opened fire on the bear, which then had reached the pig pen, killing him. He weighed 287 pounds.

The Moving of the Capital.

In the year 1800 the government was removed from Philadelphia to Washington city. In 1790 congress had resolved to fix the permanent capital on the Potomac River, and the selection of the site was left to Washington himself. When the government moved there, in 1800, the place was almost a wilderness. The few people living in the new town were scattered over the whole region, and one sometimes had to go one or two miles through a forest to see his next-door neighbor, though both were living within the federal city, as Washington had named it.

A Beautiful Church.

There is a church building in New York every inch of which is concealed by a luxurious growth of ivy.