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OMAHA IN STRANGER'S EYES Bosten-Man Reviews the Wenderful Prosperity of the Gate City.

MISFORTUNES OF THE NINETIES OVERCOME

New Buildings, Thriving fillions in Wholesale Trade, Upbuilding of Grain Market and Other Evidences of Solid Growth.

"Omaha-Its Wonderful Recovery from Depression." forms the text of the third a series of papers on "Growing American Citles," written by Chester A. Legg. for the Boston Transcript. Mr. Legs presents an exhibit of prosperity, combining accuracy and conciseness, stimulating in its grouping of present day progress, and made the more creditable by recounting the difficulties overcome. The paper follows:

Two hundred miles or thereabouts to the north of Kansas City lies Omaha, another progressive city, which, like the more southern town, is the hub of a great agricultural and trade area. The site of the city was recognized very early as a strat? egic one. Within a few miles of the city to the east, and Kansas City itself coman important trading post stood as long ago as the Lewis and Clark expedition. and so progressive had the town become in 1869 that the Union Pacific railroad made it its terminus for the "overland lines." From the building of the Union Pacific the rapid growth of the city began. The expenditure of large sums of money by the latter road, the seal with which other to and from the Missouri river, resulting in the centering of thirteen large systems here, its geographical and agricultural incation in the heart of an almost limitless expanse of fortile prairie and the consequential growth of the jobbing trade to supply the needs of the country, all combined to send its population and industry forward with great acceleration. In 1980 the population was but 1,861, in 1870, 16,082, 464 and this year for the first six months while today it is claimed to have about 125,-000 people.

In all the cities I visited, especially in the central west. I was struck with the inspector I find that during the entire fact that the "boom" and depression periods coincided exactly. In Kansas City the great gessation of commercial and in-dustrial activity came about 1886-88 and brick, and both together cost \$1,256.lasted until about 1997. The same is true 549. The increase in building in the city ments in the city became out of proportion almost to reason. About 1885-88 almost all of the present large office buildings of Omaha were built. Many of these are five, six and seven stories in height, with almost as many hundred rooms, and when the boom died, as it did in the late 80's, these arge buildings and real estate in general

The Foolish Boom Days.

suppose the statement so often made s true that nowhere in the cities of the central west was the depression felt more severely than in the city of Omaha. In no other cities were values inflated and commercial conditions so strained as there. In the "boom" period everybody spoke of their strategic location, etc., which would nevitably make it the largest city west of Chicayo and commercial values were based upon such hopes and aspirations. I was told that in the midst of the "boom," surveyors had staked out a great part of eastern Nebraska in town lots and that everyone anticipated a great metropolitan center in a few years. When the crash did come, its causes were not hard to find. As in all the neighboring states, Nebraska farm values were greatly inflated and

from \$160,000,000 to \$175,000,000.

these figures had grown to cattle 1,028,392, stantial than in the best farming districts hogs 2,283,956, sheep 1,979,562, and horses of New York state. and mules 65.422, and it is now exceeded in In closing these observations upon the

here, giving for the seller of his stock a mercial club are over 500 of Omaha's mo ready market, and, secondly, with the large progressive business men, who are giving increase in the corn acreage in the sur- freely their time and money to advance the rounding country, a large demand has

arisen for what are called "feeders," that 1000 is, lean cattle from the stock ranches which can be fattened for market upon the corn which the farmers think more profitable to feed than to sell. The farmers throughout the country place their orders with a certain stock firm for so many cattle, hogs and sheep of a certain breed and when these come into the yards the broker will buy and send them out to his client, who in turn will feed them for a season and then

return them to the packing houses, Fight for a Grain Market. As a grain center also Omaha has taken high rank. The grain market here is only two and one-half years old, and yet its receipts were in the first eleven months of its existence in 1904 16,633,285 bushels, in

1966 over 35,000,000 and for the first six months of the present year almost 20,000,000 bushels. When one considers that the city has Chicago, St. Louis and Minneapolis fighting for their lives to move the grain Early Footgear for the Noble Brute from the country about Omaha direct

peting to carry the bulk of the grain from Nebraska, Kansas, etc., to the gulf, we Horseshoes were not known to the ancan appreciate the struggle it took for Omaha to get its "wedge in" as a grain cients and there is much doubt as to what market. That it did, however, is but an- nation and age first used them. An authorother indication of fis complete rehabilitaity on the subject says: "The first kind of

tion of business and enterprise. With this short sketch of the progress of the city in industry and commerce let or plaited hemp. Camels in ancient warhave spoken of the great amount of building in the business sections of the city. In 1905 the records show that the real estate transfers amounted to \$7,065,174. and for the first five months of this year the transfers have amounted to \$5,036,-\$31, as against \$2,759,827 for the corresponding period last year. In building. the permits last year amounted to \$4,387 are already \$2,171,005, as against \$1,479.-599 for the same period of last year. From the figures given by the building year there were erected 718 buildings, of which 541 were residences and of the

of Omaha. With all the various railroads can be fairly well realized when we comstruggling to enter the city and with the pare the building permits for the last great development of the country about three years. In 1903 the figures were it the real estate and commercial move- \$1,072,857; in 1904, \$2,051,930, and in 1905, \$4,387,464 showing that in so short a period there has been a doubling of building every year.

Local Capital Swinging Enterprises. A peculiar feature of the building operations here is that they are being carried on largely by local capital. In the retail and wholesale sections the large, now buildings are being constructed either by

the firms out of their own surplus earnings or by private individuals of the city as an investment through leases to while Poppasa's mules were gold-shod. that even the largest buildings are not heavily mortgaged, and in case of heavy mortgages the loans were made by local companies at low rates of interest. Both in the business and residential sec-

tions the demand is far greater than the estate men, upon whom I called, lists of ap- are furnished with eyes and rings. Another plications from people outside of the city kind is distinguished by the bending upseeking locations for their businesses and ward of the sides in front and behind, homes for themselves and family, and I

In financial circles the same healthy con-

FURS ARE HIGHER IN PRICE receipts by only Chicago and Kansas City. city of Omaha, due credit must be given Signain the East Are that the Sales Will This great growth is due to two causes, for the present high state of prosperity to first, the location of the packing interests lits commercial organizations. In the Com-

> MODELS FOR WINTER ON EXHIBITION interests of the city, both as a place to Astrakan Coming to the Front-Much live in and as a place in which to do busi-

Embroidery on Conts-Lace Used on Chinchilla Neckpieces

Be Large.

and Muffs.

It seems early for talk of furs, but the busy season of the furriers is already under way and the New York importers are showing their new models to the early birds among their patrons.

Unluckily for the buyers who must eco nomize, buying good furs this season means expending more money than would have been demanded by a similar purchase last winter. Fine furs have been steadily advancing in price for years past, and this ing the decade could not prevent a negative year the advance has been a radical one

> Sable, sealskin, chinchills, mink, broadtall; in fact, all furs of that class are more than ever costly luxuries, but despite all that women are briskly buying. In the province of the low grade furs indications are that the sales will be tremendous.

Astrakan, for instance, is being forced upon the notice of women who cannot afford coats of high-class furs, and the shops are full of coats in this fur-very smart costs, too, many of them, though it is clear that such garments will be worn to a distressing extent, and that fact repels the fastidious woman.

shoe known was not a shoe at all, it was The shaggy, shiny black fur is warm and a species of sock, often made with woven becoming and the coats are cut upon all the modish lines, ranging from the long, roads sought to share in the carrying trade us turn to real estate and banking. I fare were thus shod, and so were mules and loose motor coat, with collar of contrasthorses when their hoofs were hurt. In ing fur, to the little square jacket which time of heavy snow these socks were neces- suggests a lengthened Eton, and is very sary to prevent the horses from sinking popular.

up to their girths in the snow, according In pony coat length these astrakan coats to an old writer; similar socks are used are perhaps at their best and for \$50 one by the Russians in Kamtchatks for their can buy one of these models, straight in siedge dogs, and this kind is provided with front, semi-fitting or quite loose in the little holes for the claws. Horse soles were back, collarless, double breasted, perfectly also made of woven broom, reeds and bast plain and well lined with white or brocaded strapped on, such as are still used in Japan, satin. With handsome big buttons for its where they are made by the children who only relief, a coat like this has considerwait about the roads offering them for sale able cachet, in spite of its cheapness, and at a low figure. The next step made by the good neck furs and muff would lend it old Romans and Greeks seems to have been much elegance.

Many of the models are braided in wide, the manufacture of leather soles and shoen, but the great drawback to all these hoof flat, black slik braid, and some of these braided coats have a military suggestion. protectors was the galling of the straps, and they were really only of substantial with hussar braiding, frogs, etc., but the braided models are cheaper in general air use in the case of baggage animals, or than the perfectly plain coats, though not when the road was rough and dangerous. Delays were often occasioned by the shoes in reality lower in price. sticking in the mud and letting the horse

Pony Skin Furs.

More expensive, but still among the cheap go on in front. "Bo the old 'mule doctors' had to devise furs, are models similar to those just demeans of hardening horses' hoofs. One ad- scribed, in Russian pony skin. There is vised stone slabs fastened with iron clamps slways a hint of the domestic animal to the ground which formed the stable; slaughtered to make a feminine holiday another recommended oak flooring, while about this skin, but the brown coloring yet another prescribed the smearing of the is very soft and lovely and the furriers bottom of the feet of draft animals with haev given the skin surprising suppleness. One French coat of Russian pony which pitch. The exact date when metal shoes were first brought out is not known, but we have seen was a remarkably well cut it is said that Nero had the mules attached little garment, a triffe shorter than the traditional pony coat, and quite untrimmed to 1,000 carriages shod with sliver sandals, save for extremely handsome big buttons the large jobbing houses. And I was told These may be the hipposandals which have of amethyst set in dull gold. The satin lining was of a pale amethyst tint and at been found wherever the Romans settledin Germany, France and England. The \$126 the cost was eminently desirable. Caracul, brosdtail and all of the Persian form of the hipposandal varies; the comlamb varieties have advanced in price,

monest shape is an oval plate of metal but are more popular than ever and are drawn out backward on both sides, and in made up upon all the fashionable coat some cases fitted with a curved hoof. There supply. I was shown by six or seven real are wings to the sides, and in front they trimmed have been included among the models from all the good Paris houses. and excessively chic examples of the lengthened Eton-the model of which we suggesting to the eye the form of an anwas told that hundreds of such applications cient galley. They were fixed to the hoofs have no specific name-are among these have already spoken and which seems to by straps passed through clips and rings, "French horseshoeologists think that the Fran

dition of affairs is shown. In bank clear- Celts were the first to use the nailed-on model of this type Francis has a particularly delightful 1906 they shoes before the Christian era and that they amounted to \$442,857,685.15, while for the popularized their use throughout Gaul, the most exquisite of hand embroidered some of the little coats are elaborated by first six months of this year the figures Germany and England. Many shoes have waistcoats, showing only when the straight were \$248,807,527.04, as against \$211,965,696.60 been found in graves, the favorite horses fronts are thrown back or showing merely for the corresponding period of last year, having been slain and buried with their in a narrow line between straight single thus showing an increase of \$36,371.840.35. In masters in accordance with primitive be- breasted fronts. bank deposits the figures on June 18 of this liefs as to the hereafter. Between the Embroidered Garments. French town of Langres and Dijon, near One sees embroidered collars and sleeve the spot where Caesar encamped his army finishing, too, on some of the coats, and 000, which for a town the size of Omaha is at the siege of Alesia (B. C. 52), small the Indian bead embroideries and steel, jet fullered shoes have been found at a depth and gold head embroideries cut considerof two or three feet in the ground. Some able figure in the trimming of some of the The reports of the building and loan as- have nails in the shape of a Roman T fancy breitschwanz models. Motifs of emsociations are of the same color. In the and are provided with clinches. Others broidered velvet are often set upon the fur than as they have been. There are few city there are several such organizations ascribed by geologists to the sixth cen- in epaulet, girdle or other forms, and occities in the country where the resuscita- with total assets of \$3,500,000, and I was in- tury have been found in the Bornese Jura. casionally a coat shows pipings, buttons, tion of industry is more noticeable than formed by several of the officials in them All these had six large, round nall holes, etc., of velvet, cloth or silk.



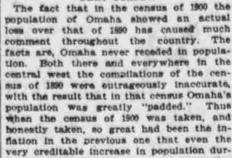
two suits-the WARWICK and the PORTLAND. The slightly body-tracing lines give the WARWICK a metropolitan finish, while the PORTLAND's adherence to convention bespeaks genuineness and worth.

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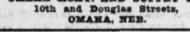


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and Its Progress to Present

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OMARA, NEB.

mortgaged and when a single year's crop even slightly failed, the great superstructure built upon crop successes came down like a house of cards. The railroads ceased building and began a general retrenchment policy, the jobbing interests began to slacken their operations and buildyear were \$37,447,624.11, as against \$32,469,ing came to a standstill. And right in the 585.53, showing an increase of nearly \$5,000 midst of the great industrial depression and panic of 1893, and just when the condifions seemed to be brightening, came the

a very creditable showing indeed. Building and Lonn Associations. terrible crop failure of 1894. It will be much more interesting, however, to speak of conditions as they are

in Omaha. In a year almost, it seemed that the business within the last six months and opposite to each hele the border of the to me, the entire spirit of the people had alone has increased about 20 per cent. The shoe is scalloped. Some shoes had heels short paletot order and lines of violet cloth changed and where there was once investments of such companies is very and some had not; but the heels were piping ran from shoulder to bottom and ethargy and industrial despair, now all is largely concerned with the building of hardly of any size, and, moreover, lacked pe and enterprise. The best indications homes for the people of the city, and no strength." oo show that the renewed activity in doubt the large proportion of the building ndustry is but an attempt to adjust itself of residences in the city, 541 out of a total to business conditions that have for five number of \$55 buildings of all kinds erected years been growing with a steady gain last year, is directly attributable to the year by year and that the new development

Now a Real Johhing Center. The first index of this revival of industry condition of the farmers has been so prosand commercial activity is seen in the In its essence Omaha's chief industry always has been and probably always will be and the Twin Cities on the north there is rates of profit were much lower. no large jobbing center nearer than Des

The Country Behind It.

Moines on the east and Denver on the west, and all this area, comprising the entire state of Nebraska, northern Kan- the remarkable prosperity which abounds leate fabrics, than the evening gown, al- quarter length. sas and the greater part of South Dakota, in the country about it, and particularly in though there are exceptions to every rule. The line of union between fur and velvet Wyoming and Iowa, is all within the pos- the state of Nebraska. The agricultural and it is difficult to draw a sharp line of was covered by an embroidery of black life and progress everywhere. As an illus-Island; the middle, a stretch of country long. tration, one of the large dry goods firms, running the whole length of the state M. E: Smith & Co., doing probably several nillion dollars' worth of business a year, about \$500,000. This doubling of their capacity was but to meet a need due to the doubling of their business. Another large

thing but the grazing of cattle. machinery and implement house is also about to go into additional buildings, thus doubling and even trebling their capacity, wholesale, jobbing houses which in 1905 sold \$156,000.000 worth of goods, and the most conservative business men in the city estimate that this year the figures should be

the country. The universal reply was that and narrow are guite correct, the dress In the retail lines also the same new the chances of its reappearance now are that is all in one piece is most in favor. activity naturally is seen. Upon one corvery remote in such a severe form as in ner there is being erected a large modern i 1894-95, and even if it did, so prosperous ing it is permissible on this style of dress, building that is to be occupied by a large has the country become under the long- but a high collar is the more fashionab's continued prosperity that a single crop fall- and collars continue to be every bit as high cramped quarters. The retail section has ure could be easily borne. The planting as they were two or three months ago. been compelled to move farther and farof trees throughout the country and the ther out in order to give room to the jobuse of machinery by which not only the bing interests, and today many of the once soil, but the subsoils are completely turned residential sections are occupied by deover, has done wonders in conserving the moisture in the soil, while the planting

Manufacturing and Packing. of better and more hardy seeds and the In manufacturing, Omaha's progress diversification of farming has rendered the has also been remarkable. They have now country entirely independent of a single an investment of about \$40,000,000 and the With an annual wheat crop of 50,crop. output of which, in 1905, was about \$330.- 000,000 bushels, corn about 300,000,000 bush- better than ruchings made of the gauze. 000,000. In this connection we cannot fail els, oats about \$6,000,000 bushels, which to speak of Omaha's growth as a packing crops alone gave a farm value for the and live stock center. In these lines it year 1965 of over \$125,000,000, one cannot the one gown to act as theater and lunchnow occupies third place in the country and I have been told by cattle men throughout of the farmers of this state. As one travely many grades of light-weight silk are almost many grades of light weight silk are almost many grades of light we the west that it is in quality and enter- westward over the state it is not an un. as serviceable as cloth for an all-around prise equal to the best. Of course, I am common sight to see a farmer traveling for useful dress, and sik is always more com now including South Omaha, which is a recreation, after his day's work is done, fortable for the house than cloth, no mat-separate municipality, but a part of the in a large automobile at a great burst of ter how fine and thin the quality.

industrial zone of which Omaha proper is speed over the well-kept country road, the head in 1854 the live stock market at omaka was first opened and its receipts and well kept, with modern improvements. Beadwork and ribben embroidery trim the hand omest reception gowns and the bead-ing has rather taken the place of spangied OFFICE, 215 South 14th Street that year were 88.600 cattle, 3.680 hogs, 5.588 such as telephones and often electric lights, and pailletie trimming, although these last sheep and 4,089 horses and niules. In 1995 and the barns and outhouses are more sub- are still fastifonable.

One Paris model in caracul was of the around the bottom. Similar piping trimmed the sleeves and there were little simulated buttonholes and tiny buttons of the cloth Gowns Should Be Distinctive. included in the trimming scheme

It is a mistake to attempt to combine in The fronts fastened with square bows of one gown a costume suitable for too many black liberty satin over a narrow waistcoat facility with which money can be borrowed occasions, for the result in most cases is a of violet cloth and the coat was accomat reasonable rates from such organiza- dress that, while in itself attractive, is not panled by a skirt of violet cloth trimmed tions. The officers of both the banks and especially suited to any one purpose, and in a waving band of the black caracul. of the loan associations told me that the particularly is this so with the high gown From the same Rue Royale house came of chiffon, crepe de chine or light cloth. an odd but chic coat whose upper part was perous within the last few years that their The theater gown must be distinct, and the a bolero of breitschwanz reaching to a former good security in first mortgages on high dinner dress for the restaurant, while point just below the bust, where it rounded farm lands had entirely disappeared, with quite unlike these costumes, although per- away gracefully in front and ran up to a its jobbing business. Within the limits of the result that they have had to seek in haps fashioned from the same material, is slight point in the middle back. This fur Kansas City and St. Joseph on the south the cities a security, and upon this their the gown for the day at home and after- bolero, almost as thin and supple af cloth noon reception, not for the guest, of course, and beautifully cut and moulded, joined a

but the hostess and those who are helping black velvet lower part, or what one might The great cause of the prosperous condi- to receive. This house dress is generally call long basque, of black velvet semi tions within the city of Omaha is of course more elaborately made and is of more del- fitting at the waist and falling to three-

sible trade area of the city. As one goes territory of the state naturally divides it-down through the large area devoted to self into three parts-the eastern, or corn many points in common, although designed Black and gold embroidery bordered the the jobbing or wholesale businesses here belt, which extends about 150 or 175 miles for such different ends. One feature of all little collar and the cuffs of black and he is immediately struck with signs of new westward to the country around Grand house gowns now is that they are very white Pekin silk.

Laces and Dressy Furs.

Handsome lace is used upon very dressy Once more we have the graceful train north and south, about 100 miles in width, which is becoming to all figures, whether fur street coats and upon fur evening coats which, under modern methods of farming, tall or short, slight or inclined to be stout. but is more especially associated with chinwill shortly go into a new building costing is already in a high state of cultivation; Also skirts are today not so full as last chills than with any other one fur. This and the extreme western third of the state, year, and many of the new French models soft gray fur has become so were that its which will probably never be fit for any- have the flare only at the hem, and here price is prohibitive for the average woman, are added the numberless little ruchings but it will be much worn by their who can In the eastern and middle sections, con- and flounces that go to trim the skirt. The afford it during this gray monon. And bands ditions are most prosperous, indeed. Land empire waist still is in the foreground, but of it appear upon many of the exquisite

about 200 miles west of Omaha which ton encounters many difficulties, for there are French frocks. years ago could be bought for \$10 an acre so few women to whom it is really becom-All sorts of fanciful little cape and is today selling for \$50 and \$60, and many ing, even in its most moderate form, while bolero effects are presented in this fur, as are renting land in that section for \$2.50 also there are so few modistes who can in many others, and the chinchilla shoulder an acre and yot are making a good living. give just the correct lines to this empire wrap sketched here is fairly representative I was very careful to inquire as to what dress. Princess gowns are far from being of this type of wrap, though the variations effect another crop failure would have upon out of vogue, and, indeed, while wide beits are endless.

Mink of the fine, dark qualities is well liked, and no longer rests under the accusation of being the elderly woman's fur. If a collarless yoke is peculiarly becom-Only the loose coats are practicable for such long hair fur as mink or sable, but now that the short, loose paletot is so smart mink is being made up into coquettish and youthful little coats of this Among the light-weight house gowns type, trimmed or untrimmed and showing striped chiffon and gauge of all descripthe furrier's skill in the art with which tions bid fair to outclass all other thin texthe lines of the marking are handled. One tures. Extremely pretty effects are obof the cuts pictures a very successful tained in the striped dress by a clever com-French coat on this order and others may bination of striped taffets chiffon worked in be seen in any of the fashionable fur shops. in little ruchings and ruffles through the Seal is higher in price than ever, but lace flounces. Ribbon for such purpose is always desirable, and some of the short seal coats trimmed in embroidery are Cloth will be worn for house gowns, but among the most attractive of the new in most cases only when it is necessary for models.

The conventional neck places of sable eon dress as well as reception gown. The fox and other long-halred furs are always orrect, but the tendency is toward widening the lines, and in the short hair furs wider stole and pelerine lines seem to be obtaining favor. New York furriers are still showing the cravats of fur, but

Parisians are tired of them. Muffs show so far little change from those of last season, but the last word is not yet spoken upon the subject of the season's fur models .- New York Sun



