

ST. JOHN, N. B., SATURDAY, AUGUST 22, 1891.

JUST WHAT WAS WANTED

THE NEW PUGSLEY BUILDING WILL BE APPRECIATED

By the Business men of St. John—A Description of its Interior, and Something About its History—The Merchant's Exchange and its Success.

The large and handsome edifice known as the Pugsley building, situated on Princess and Canterbury streets in this city, will be ready for occupancy the first part of the coming month. For sometime past a very large number have visited and inspected the new structure, and all are unanimous in their praises as regards the purposes for which it has been built, as well as its very handsome and complete finish in every particular. PROGRESS is always ready to encourage all great enterprises, and especially such as reflect credit and honor upon this city, and in this article intends to give its readers as complete a description as possible of the building, as well as an account of its history and other matters of interest.

Before doing this, however, a few words concerning the older building on the corner of Princess and Prince William streets, of which the new structure may really be termed an addition, may not be out of place.

Shortly after the St. John fire in 1877 the Messrs. Pugsley began the erection of what has been known all along as the "Pugsley Building." This building when completed conferred a great benefit upon the city, as before that time offices were by no means plentiful and those that were to be found did not altogether meet the tastes of the legal fraternity, and other office men, in respect to situation, comfort and finish. Those who were in need of such fine and roomy offices as this new building contained were not slow in recognizing the advantages to be gained by becoming tenants, and before long the landlords and tenants were well pleased with themselves; the former because they felt that their undertaking had been appreciated; the latter because they felt that at last they had obtained such accommodations as would in every way be of benefit to them in their different lines of business. The occupants of this building at the present day are "The Halifax Banking company," M. A. Finn, W. Hawker & Son, C. A. Stockton, G. G. Ruel, A. P. Barnhill, R. C. John Dunn, C. H. Ferguson, C. N. Skinner, R. C. Skinner, G. Sidney Smith, W. Watson Allen, Liquidators of the Maritime bank, E. H. McAlpine, Chas. Doherty, McKeown & Kierstead, G. H. Lee, J. King Kelly and Hanington & Wilson. It may be added that a very large number of the above have occupied their present offices many years, in fact some of them from the opening of the building, which goes to show not only the good feeling existing between the landlords and tenants, but also that the building has proved entirely satisfactory to the occupants.

It was the intention of Messrs. Pugsley, from the time when they first decided to erect this building, to extend it to Canterbury street, and this they fully intended doing long before this, but many difficulties met them in their undertaking, the greatest of which was the obtaining of the land, and it was only within the last few years that suitable terms regarding the purchase of the lot could be arrived at. As soon as the difficulty was overcome, the present owners lost no time in setting to work to make their long-fermed intentions a reality; plans were adopted, the building commenced, and by the first of next month they will have their vast undertaking rewarded by seeing in the city of St. John by far the most magnificent building of its kind opened and ready for occupancy.

Passing from the older edifice on Princess street one comes to the fine and beautiful entrance to the new structure. On entering here the visitor is at once struck with his surroundings. He finds himself in a large, well-lighted and well-ventilated room. The complete finish of this apartment meets him at every turn; the high ceiling, well-modelled windows and doors give that attractiveness to the chamber that everyone has learned to appreciate.

The room is splendidly lighted by six large windows facing on Princess street and three facing on the rear.

The window frames, as well as the doors are made of that exquisite material known as white wood, which had been imported all the way from Ohio by the contractor at great expense, but the best of everything had to be furnished, and in this case nothing was left undone in that direction.

Around the whole wall, the dados consist of the same fine wood, finished in panels and polished to the highest degree. In the northeast corner of the room, at the present time masons are engaged in the construction of a strong and fire proof vault. This vault is being built for the Halifax banking company, the company having taken a lease of this apartment for a number of years, their present premises hardly meeting the requirements of their large and growing business.

It has been the intention of this company all along to have this vault used for deposit boxes. These boxes to consist of about one hundred or more in number, and to be rented at the rate of \$5 a year. In order to have these boxes finished and placed in the vault, however, in the way that they should be finished and placed means a large expenditure of money, so large, indeed, that unless the lessees

whatever way you view it. The windows number twelve, six on Princess street and six in the back, all large and frames of the same white wood which adorns those of the banking office; in fact the window frames and trimmings throughout all the rooms in the building are made of this same exquisite wood carved and polished to suit the most fastidious taste.

This chamber is of very large size, measuring 60 feet long by 45 feet in width. The ceiling, like all the ceilings in the building, is exceeding high, and this adds greatly to the appearance of the apartment.

It is in this large, bright and airy room that the much talked of Commercial Exchange will be located, and just here a short description of this new business enterprise may be of interest to the reader.

The promoters of the undertaking, the Messrs. Pugsley, saw, some time ago, the necessity of the establishment of such an institution as this will be, and they solicited the opinions of a number of the leading men of the city regarding the formation of a Commercial Exchange, and so popular did the idea become that on its formation all the first men in the city were ready and

will very likely be located, a restaurant that will be of the very first class, and one which will be well appreciated by those who will make the building their headquarters.

Proceeding next to the second floor, we come to the office part. To the second floor there are two entrances, one by the stairway from Princess street already described, and the other from Canterbury street. On entering from Canterbury one finds himself on a level with that street, the elevation of the locality doing away with the necessity of the stairs required on entering from Princess street.

It is on entering from Canterbury that one gets the finest view of the interior of the building, the long and broad hall stretching before the visitor with its handsome offices on each side presents a most striking picture. There are six offices on the left side of the hall—most excellent rooms in every way—and the man would indeed be hard to please who couldn't find everything there to suit his taste. The first and second rooms, connected by a door, are just such apartments as any man would feel the greatest pleasure in occupying. The light is

fact there is nothing wanted to make every room complete in every detail.

The next floor above is reached by the stairway leading from Princess street, this same stairway leading to the very top of the building.

On this floor the offices are similar in nearly every way to those on the floor below; the finish is just as fine and the location an excellent one.

Most of these rooms, like those below, have handsome fireplaces and are excellently lighted; the ceilings are high, and the trimmings of the same polished white-wood.

On the top floor the rooms are somewhat different, both in size and other respects.

Looking out on Princess street are ten rooms just as handsome as one could wish to see. To the left of the stairs are situated eight rooms of similar design, and to the right two, one being a well-equipped bath-room. The doors, window frames and trimmings on this floor are painted in blue and white, and the appearance presented, besides being most artistic, is very fine indeed, lending a certain brightness to the whole upper part of the building.

yers and insurance agents in St. John. Messrs. Pugsley and Trueman intend occupying a suite of rooms themselves on the second or third floor, and other leading lawyers have signified a similar intention. To whomever the rooms are rented, the lessees are almost bound to be pleased and suited, as their most fastidious tastes are here met in the very beautiful rooms which the Pugsley building contains.

Within the last few weeks the old and new buildings have been joined, and the whole is now one great building extending from the corner of Prince William to Canterbury street, a distance of 192 feet. Of this space the old building covers 60 feet of space, the new addition 132.

Anyone now entering from Canterbury street may pass right through into the old building if his business lay in that direction, the office occupied by Mr. C. N. Skinner, M. P., being on a level with the Canterbury street entrance.

The outside appearance of this great building is very fine to anyone. Looking up Princess street one cannot help but be struck with the majestic appearance of the building and the great improvement it is to the city of St. John.

The picture which appears on the opposite page is a true likeness of this building as seen from Prince William street. This is the best view obtainable of the edifice, and those who have not had the pleasure of viewing the magnificent structure may form some idea of the immensity and beauty of the building from this illustration.

It is scarcely necessary to add that what has been said in praise of the beauty, finish and completeness of Pugsleys' building by those who have visited it fail to do it justice, because such a fine edifice can only be truly appreciated by a visit.

During the summer the building has been pushed rapidly forward, and now the workmen may be said to have completed their job, as what remains to be done only consists of those odds and ends which are found necessary in the completion of every building.

Within the last few months many strangers, the majority of them from the larger cities of the States and persons who are well able to tell a fine building when they see one, have inspected Pugsleys' building, and all are unanimous in their opinions that the structure for the purposes for which it is designed would do credit to any place, and that there are few buildings to be found anywhere today which possess all the conveniences and advantages which this one can boast of.

The city of St. John is to be congratulated in having such a fine addition to its already numerous handsome buildings, and the Messrs. Pugsley deserve the greatest credit for their enterprise and the deep interest they have shown in the city's welfare. A city like St. John need just such men to help it along, and such enterprise is bound to meet with its own reward, and PROGRESS feels confident that the investment made by the erection of this beautiful building will be satisfactory to Messrs. Pugsley as well as being a lasting benefit to St. John.

Salutations in the East.

Various modes of salutation are practiced by the Moslems. Among the following are the more common or more remarkable (they differ in the degree of respect that they indicate nearly in the order in which I shall mention them, the last being the most respectful): 1. Placing the right hand upon the breast. 2. Touching the lips and the forehead or turban (or the forehead or turban only) with the right hand. 3. Doing the same, but slightly inclining the head during the action. 4. The same as the preceding, but inclining the body also. 5. As above, but previously touching the ground with the right hand. 6. Kissing the hand of the person to whom the obeisance is made. 7. Kissing his sleeve. 8. Kissing the skirt of his clothing. 9. Kissing his feet. 10. Kissing the carpet or ground before him.

The first five are often accompanied by the salutation, "Peace be on you!" to which the reply is, "On you be peace and the mercy of God and His blessings!" The sixth mode is observed by servants or pupils to masters, by the wife to the husband, and by children to the father, and sometimes to the mother.—E. W. Lane.



THE PUGSLEY BUILDINGS.

can see their way clear in letting a large enough number to secure them in their undertaking they will hardly feel like carrying out their intentions.

It is hoped that enough subscribers will be obtained to have this vault used for this purpose, as such deposit boxes as these will be, would be sure to be one of the greatest benefit to the citizens, and the rent being so low almost everyone will be able to secure one if he so desires. As a place for depositing money and valuables of all kinds these boxes would be second to none to be found anywhere.

The furnishing of the rooms will be of the very best style, as the company intend having everything look in harmony with their surroundings. Next to the room just described is the handsome stairway leading from another entrance, which is just above that to the banking company office on Princess street.

This stairway is winding and made of the same white wood, the banisters being of oak, polished and handsomely designed. This stairway leads to the offices on the second floor, a description of which will be given further on.

A short distance up the stairs and on the right is situated a large door, the entrance into by far the most handsome room in the whole building.

If the visitor was well pleased with the view that met his gaze on his first entrance of the building, he could not help being still further gratified at the appearance of this larger and much more taking chamber. It is by far the best room in the building in

willing to become members. They saw at once the great advantages to be gained by belonging to such a concern.

At the present time upwards of 170 of the leading business men in the city have engaged chairs in the Exchange, and PROGRESS has no doubt that that number will be very much increased before very long.

The exchange room will be furnished with fine desks, each member being entitled to one. What kind the desks will be has not yet been decided, but it is expected that they will be made three or four together, containing necessary drawers and other conveniences.

Here will be really the business centre of St. John; business men will meet and talk over business and discuss all matters concerning their interests and the interests of the city generally. The exchange is modelled after the great exchanges of London and Liverpool, and cannot but be of great benefit to the city.

It is expected that the time will come, and that at not a very distant date, when the place will develop into a locality for the sale of bonds and stocks of all kinds, and so take its place with the other great exchanges to be found in other cities.

There is but one other room on the ground floor of the building, and that is situated on the upper side of the Exchange room and on the corner of Canterbury and Princess streets. This has also an entrance from Princess street and is like the other rooms already described, large, and handsomely finished. Here a restaurant

magnificent, and the situation, from a business point of view, equal to any, if it does not surpass any other in the city.

Next to these two rooms is a third of a similar kind, and then comes three very large and handsome apartments, all connected, and, like the others, very attractive. The first room of these three is the largest room on this flat, being very handsomely finished, and having in the centre a very pretty arch of white wood, presents a very fine appearance.

The windows are large and numerous, making the chamber very well lighted, as well as adding to its beauty.

The room is connected with the next apartment by folding doors made of ash.

The three rooms will likely be occupied by a firm of leading lawyers, and when finished will add much to their attractiveness.

On the right hand side of the hall, between the entrance and the stairway, are five large rooms very similar to the first two on the left, and finished in the same highly artistic manner.

Every two of these offices are connected, making them in every way suitable for lawyers, who can use one as a private office and the other as a reception room.

On the other side of the stairs is a room suitable for a single office and very handy, so from a business point of view has much in its favor.

Next to this single office is a fine lavatory. In nearly all the offices on this floor are very handsome fire-places and mantels of marble and cherry wood; in

These rooms will be rented for sleeping apartments, and it is expected they will be eagerly sought after.

Members of the Union club and a number of other gentlemen have signified their intentions of leasing rooms in the building, so there is good ground for saying that this idea of the owners of renting this flat for a sleeping apartment, is a most excellent one.

This article would be incomplete if no mention were made of the very handsome basement which this building possesses.

Under the rooms to be occupied by the Halifax Banking company, the Commercial Exchange and the restaurant are several large apartments.

The room directly under the Halifax banking company's office will be occupied by Mr. M. Finn, one of St. John's leading wine merchants, as a place for his business and the room adjoining will also be used by Mr. Finn as a place of storage and for other purposes incident to his large business. Such is a description of the interior of what is known as the Pugsleys' new building. The building is about as complete as any that have been made in late years. On each floor is a fine lavatory, and hot and cold water supplied. The building is heated by steam, so it is hardly worth while to add that in the line of heating apparatus the edifice is complete. Gas and incandescent light have been put in the various offices and apartments.

A large number of the rooms have already been engaged by many of the law