

Chatham Semi-Weekly Courier

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Cabinet Meeting.

A More or Less Untrustworthy Report of Proceedings.

An Authentic Account of up-to-date Methods in the White House, From Notes Furnished by a Cabinet Member and Taken on the Cuff of a Man Outside.

WASHINGTON, D. C. It has been decided that in future all information about discussions at Cabinet meetings will be given out by Secretary Loeb. The reports leaking out through members of the Cabinet are regarded as frivolous and lacking in dignity.

When the Cabinet assembled the other morning it was found that all the seats were occupied. The usual greetings were exchanged, and the President and his advisers immediately settled down to business.

"I have to report," began Secretary Root, "that I have some important matters here bearing on Santo Domingo and Venezuela."

President Roosevelt waved his hand, and the Secretary of State paused.

"Those things can wait," he said. "There are some pressing questions to come from the Department of Agriculture."

The Cabinet waited, and in a few minutes Mr. Wilson, who had several reports carefully arranged before him, began.

"I have to report," the Secretary remarked, "that the new tennis court at the weather station at Mount Weather is now ready for occupancy. The dry spell made so much dust that the workmen were at first somewhat annoyed, but the able chief of the bureau, having turned his attention from headless stoves and wireless telegraphic inventions, was able to invent a device whereby we were able to sprinkle water on the ground and facilitate the work. It's a good tennis court and will greatly contribute to the scientific researches which are expected to go on there."

The cabinet were much impressed. There was a pause, while the Secretary of Agriculture re-arranged the papers in front of him. Then the President asked:

"Are you not making a few more important experiments in acclimatizing—or the fauna of Europe?"

"Oh, yes sir," replied the Secretary of Agriculture. "We are importing a large number of Malta goats. These goats are very peculiar animals. It has remained for the department to discover one of the most priceless poisons to the human race. We expect to prove they can produce malted milk. Their name shows they can probably do that."

"Of course," said the statement that these goats are likely to introduce Malta fever into this country is an invention of the enemy?" inquired Secretary Shaw.

"It is an invention of the health food manufacturers," unhesitatingly replied Secretary Wilson.

"Now, here is another matter, Mr. President and gentlemen, which will no doubt interest you just as it has interested me. Our Bureau of Forestry has been making interesting experiments testing the tensile strength of various woods for soft ticks. We have discovered a wood that makes the finest golf sticks in the world. But, unfortunately, we do not grow this wood in the United States, and we are now making experiments in the uplands of North Carolina, in order to see if we cannot produce this wood here, and thus introduce another agricultural industry. I have no doubt that we will succeed, although we have not transplanted the young trees. But it stands to reason.

"Don't you see it? This country annually spends \$17,000,000 on golf sticks. Much of that money goes into wood that is imported. If we can grow the wood here we will have \$17,000,000 more to go into the farmers' balance of trade."

"Bravo! Bravo!" shouted several members of the Cabinet. Mr. Wilson smiled indulgently on his fellow members of the Cabinet, and there was another pause.

SUNDAY SCHOOL CONFERENCE.

To be Held in the Reformed Church, Chatham, Next Sunday Afternoon and Evening.

A district conference of Sunday school workers and all interested in Sunday schools, will be held in the Reformed church Sunday school rooms next Sunday afternoon and in the church in the evening. The following program has been prepared:

AFTERNOON SESSION.

2.30—Devotional service. Address, "The How and Why of Story Telling," by Miss Frances S. Walkley, State Superintendent of Sunday School Teacher Training Singing. Appointment of Nominating Committee.

Normal Lesson, taught by Miss Walkley, subject, "Lesson Preparation."

Discussion of practical Sunday school plans. Singing. Offering. Announcements.

EVENING SESSION.

7.30—Song Service. Scripture reading and prayer. Address by Miss Walkley, subject "The need of the hour in Sunday School Work."

Singing. Report of Committee. Offering. Address, Rev. Frank Beale, of Hudson on "The Bible—How and Why to Study it."

REUNION OF 128TH.

The Veterans Who Hailed Sheridan From "Twenty Miles Away."

The nineteenth annual reunion of the veterans of the 128th regiment was held in Poughkeepsie last Thursday. There were about 75 men present. The committee having in charge the raising of money for the purpose of erecting a monument on the battlefield at Cedar Creek, Va., made a report showing that more than \$1,100 had been collected or pledged, and recommending that action be taken to complete the work in the near future.

The report of the committee was adopted and it was continued with power to complete the work of erecting the monument on the battlefield. Officers for the ensuing year were chosen as follows:

President—B. M. W. Van Wyok, of Poughkeepsie.

Vice President—Milo P. Moore, of Hudson.

Recording Secretary—D. Brown, of Poughkeepsie.

Assistant Recording Secretary—G. R. Rust, of Poughkeepsie.

Chaplain—Rev. John Parker, of Aabury Park.

Surgeon—B. H. Brown, of Rhinebeck.

It was decided to hold the next reunion in Poughkeepsie on the 19th of October, 1906.

FATAL ACCIDENT.

Copake Farmer Dies of Injuries Received Monday Afternoon in a Runaway.

As the result of the injuries he sustained in a runaway accident Monday afternoon, Frank Link, of Copake, is dead. He passed away during the night. The accident occurred near Boston Corners, where the team Mr. Link was driving, became unmanageable. He was well advanced in years and could not hold the horses when they started, and so he and his wife were thrown out. Mrs. Link was not seriously injured. Their niece, Mrs. George Myers, accompanied them on the trip but was not thrown from the wagon and escaped being hurt. What caused the horses to start is not known, but it is thought some part of the harness broke.—Hudson Republican.

FUNERAL OF JAMES CHESTERMAN.

The funeral of James Chesterman was held Thursday morning from his late residence in Valatie at 11 o'clock, Rev. F. S. Seward, of New York, who conducted the funeral in the church cemetery.

The will of the late James Chesterman was opened and read Thursday. The estate is valued at about \$75,000. Ten thousand dollars is bequeathed to his housekeeper, Miss Bertha Hagadorn, and the residue of the estate goes to the deceased's brother and sister. Fred Seward was named as administrator of the estate.

Declines Senatorial Nomination.

William E. Verplanck, of Fishkill, has declined the democratic nomination for state senator in the twenty-fourth district. The vacancy in the district was caused by the death of Senator Amber. Private professional business, he says, will keep him entirely occupied for several months. Mr. Verplanck says that his long absence abroad has made him unfamiliar with the political situation. Judge Smith will therefore be our next Senator.

POPULAR TALKS ON LAW--No. 5.

Landlord and Tenant.

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Is the landlord bound to make the premises tenable? When is the tenant justified in abandoning the premises or refusing to pay rent?

Where there is nothing in the lease laying an obligation on the landlord to make the premises tenable, it is implied in the law that the tenant took the premises as they stood, in other words, there is no implied warranty on the part of the landlord that the premises are tenable. The great exception to this rule is in cases where there is some secret or concealed defect in the premises which renders them dangerous to life or health, and the defect was known to the landlord and unknown to the tenant. For instance, if the tenant should rent property without knowing that it had been occupied just previously by a smallpox patient and this fact was within the knowledge of the landlord, the tenant would be justified in abandoning the premises. Some cases have gone to the extent of saying that this exception covers a case of defective heating or defective plumbing where the defects go to the extent of endangering life or health.

The tenant should see to it that in the lease the landlord agrees to keep the premises in a tenable condition, nor should the tenant forget that the mere verbal promise of the landlord to keep the premises in tenable condition, no matter when the promise was given, would not be binding.

After a lease has been executed the verbal promise of the landlord to repair is void, unless there was a consideration given for the promise; nor would a landlord's promise to repair the premises in consideration of the tenant not abandoning the premises before the end of the term be good, because of lack of consideration, the tenant already being under obligation to remain until the end of the term.

Any inducement, whether by writing or by word of mouth, made by the landlord, which leads the tenant to rent and which afterward proves to be false or fraudulent, will of course justify the tenant in abandoning, but the representation or statement must be something more than a promise. A statement to the effect that premises are tenable when they are not, such statement being used to induce the tenant to rent, may justify an abandonment of the premises, but an unfulfilled promise of the landlord made before the lease is signed, or at the time, or afterward to the effect that he will make them tenable will not justify an abandonment; and, if verbal, such promise is void.

This brings us to the general question as to the circumstances under which tenants may abandon premises and refuse to pay rent. We have seen that the mere promise of the landlord to make repairs which he fails to fulfill, will not justify abandoning the premises and refusing to pay rent. It is the usual course pursued by tenants, but the courts, as a rule will not permit the tenant thus to take the remedy into his own hands. There are two courses open to the tenant if the landlord has promised to make repairs or make improvements, and fails or refuses to do so; one is to sue the landlord for damages, and the other is to make the repairs or improvements and sue the landlord for the cost of them. And the tenant may recover in his judgment not only for the cost of repairs but for the damage he has suffered by interruptions to his business or otherwise during the time that the premises were being repaired. But it is never allowable for the tenant to remain in possession and at the same time refuse to pay rent; nor is an unfulfilled promise ground for abandonment.

To this general statement, which seems somewhat unjust on its face, there is the general exception that if the premises are absolutely unfit for the purposes for which they are rented, or become so through the landlord's fault in not keeping his promise, the tenant is released from his contract and may abandon the premises, but this exception has not been upheld in every case.

Population of Columbia County

We Lose Rather Than Gain.

The Population of the Villages Shows a gain of 72 for Chatham and of 7 For Philmont.

The Secretary of State's office last Friday announced the population of Columbia county as compiled from the census taken this year.

The population of the county on June 1st, 1905, was 42,868, with a net gain of 17 persons over the figures shown by the actual enumeration, under the plan of crediting the inmates of state and county institutions according to the city or town and county of actual residence at time of admission to the institution. The distribution of the population in 1905 by cities and towns, in comparison with similar figures for 1900, is as follows:

Hudson city	State census 1905	U. S. census 1900	Inc'ase
Hudson city	10,290	9,528	762
Towns			
Ancram	1,212	1,238	(a) 26
Austerlitz	928	974	(a) 48
Canaan	1,266	1,307	(a) 41
Chatham	3,493	3,537	(a) 44
Claverack	4,459	4,416	43
Clermont	768	812	(a) 44
Copake	1,346	1,377	69
Gallatin	751	823	(a) 72
Germantown	1,634	1,686	(a) 52
Ghent	2,581	2,698	(a) 117
Greenport	1,151	1,191	(a) 40
Hillsdale	1,423	1,390	40
Kinderhook	3,218	3,333	(a) 115
Livingston	1,605	1,707	(a) 102
New Lebanon	1,489	1,556	(a) 68
Stockport	2,669	2,719	(a) 150
Stuyvesant	1,908	2,125	(a) 217
Taghkanic	769	894	(a) 134
Inmates of Institutions	(b) 10	(c)	
Totals	42,868	43,211	(a) 343

(a) Decrease.
(b) Not credited to any city or town in the county.
(c) Not credited to actual residence in the United States census.
* 360 deducted for inmates of public institutions improperly included in 1900.

Population of Incorporated Villages.

	State census 1905	U. S. census 1900	Inc'ase
Obatham	2,090	2,018	72
Kinderhook	(a) 856	913	(b) 57
Philmont	1,971	1,496	7
Valatie	1,231	1,300	(b) 69

(a) Boundaries of the village of Kinderhook changed March 15, 1905. (Unap. 64).
(b) Decrease.

While the figures show a decrease of 343 from the federal census of 1900 under the plan of crediting the inmates of state and county institutions according to the city, or town and county of actual residence at the time of admission to the institution, which plan was not followed in 1900, there has in reality been an increase of seventeen in the county. This is shown by adding to the population the number deducted this year.

All Hallowe'en Carnival at Albany.

The All Hallowe'en Carnival at Albany this year will be held October 30th and 31st.

At 10 a. m. Monday the Businessmen's Parade with eight floats opens the festivities. At 8 p. m. a weird and unique procession of ghosts and goblins takes place. On Tuesday the crowning of Queen Titania and the reception to the Court of all Nations takes place at 10 a. m., to be followed by a spectacular parade of five thousand costumed representatives of all nations and fifty decorated floats.

At 1:00 p. m. the Automobile Parade and at 8 p. m. a grand fantastic spectacle of masqueraders, the most stupendous masquerade ever seen in this part of the country takes place.

The B. & A. Road will shortly announce special low rates for one and two day tickets on account of this event. Lay your plans now to go to Albany and forget your troubles.

THE SUPREME COURT.

Some of the Cases Now on Trial.

The October term of the Supreme Court convened in the Court House Monday. The case of Helen C. Mellus vs. William J. Clough as administrator of Alice C. Hallenbeck, deceased, was called D. V. McNamsee moved for a dismissal of the complaint and there being no opposition the motion was granted with costs.

The case of John L. Crandell and Frank B. Lindsay against Alida Haines, the Australian Knitting Company and Walter Klusey was then taken up. This action is to recover the value of machinery formerly in the Summit Knitting mill, amounting to \$500, possession of which had been denied plaintiffs by representatives of the defendants.

Wilson W. Hoyer against Lillian F. Magley, Chancellor Hawker for the plaintiff and Elmer S. Luckenbach for the defendant, went over the term.

The Phillmont case went to the jury at 4 p. m. Tuesday. Verdict for \$500 against all of the defendants with interest, amounting to \$651.81, was returned.

The next case was Wm Smith vs. W. D. Ostrander concerning the sale of some straw. A technical error was discovered in a date and the request of counsel for plaintiff a juror was drawn and the case put over the term.

At this point Frank McCann indicted for burglary pleaded guilty and got five years in Dannemora Wells, the horse thief entered a plea of guilty to grand larceny, 2d degree. The court sentenced him to eight years and four months in Dannemora. As Wells received four years and three months off his last sentence to Dannemora for good behavior, he will also have to serve that out, so, with the usual computation, his Stockport escapade will cost him ten years in prison.

The disposition of the Wells case, says the Hudson Republican, cleared the criminal calendar and when the six men indicted and sentenced at this term are taken to Dannemora which will be on Thursday or Friday night, the Columbia county jail will be empty of court prisoners, a most remarkable record and one for which District Attorney Chase deserves much credit. Court adjourned sine die.

GRAND JURY REPORTS.

Five Indictments Found Against a Horse Thief.

Six indictments on eleven different courts were found against defendants by the October grand jury. Five indictments were found against Ashley Wells, a horse thief who pleaded not guilty. The case will probably go over the term. Among others indicted were Geo. Schermerhorn of Valatie, who was sent to Dannemora on an indeterminate sentence of from two to five years. Nona Felton got the same medicine.

Frank McCann and George Gordon were indicted for burglary in the third degree, alleged to have been committed by entering the house of Jerry Browning, of Chatham, on Sept. 6th. Gordon pleaded guilty and was sentenced to the Elmira Reformatory, while McCann plead not guilty and Robert Herzberg was assigned to defend him.

Stephen Butler was indicted for assault in the first degree. He pled not guilty and Milton M. Hall was assigned to defend him.

Hudson River Teachers.

At the meeting of the Hudson River Teachers' Association held in Hudson Saturday, the following officers were elected: C. A. Woodward, Saugerties, president; J. T. P. O'Leary, Catskill, vice president; Nellie M. Crawford, Saugerties, secretary; E. B. Slack, Kinderhook, treasurer. The executive committee is composed of the president, Mrs. B. Hilliges, Chatham, and O. K. Collins, Valatie. The next meeting will be held in Catskill.