

A FEMALE BROKER.

MRS. A. K. MULLICAN, A SHREWD
REAL ESTATE OPERATOR.

A Self-Educated New York Woman, Whose
Career Shows Great Pluck—Her First
Deal Made Her Famous—An Acknowledged
Expert in Land Values.

One of the most interesting of the
clever women now in business life in
New York is Mrs. Agnes K. Mulli-
can.

She is a real-estate broker in upper
New York, and has achieved a brilliant
success in the unusual line she has
chosen.

Although Mrs. Mullican is only 32,
she is a land appraiser of acknowl-
edged reliability, and her opinion is
sought at all the street openings or
public building meetings where the
question of land value is at issue.



MRS. AGNES K. MULLICAN.

Among her clients are some of the
largest corporations and land-owners in
the metropolis, and the oldest real-estate
men feel proud to rank her as a
business equal. Mrs. Mullican is the
only woman member of the New York
real-estate exchange. The story of
her unobscured bid for the honor is
amusingly characteristic.

A certain wealthy syndicate an-
nounced its intention of disposing of
some valuable property, and all the
real-estate world was on the "qui vive."
Several prominent brokers stood ex-
pectant, each with a wealthy customer,
but nothing could be done until one
of the partners returned from a trip
to Europe and signed certain papers.

Among the waiting brokers was Mrs.
Mullican, then scarcely more than a
girl, yet while the men interested as
her competitors waited patiently at
the landing for the arrival of the
steamship she chartered a tug and put
out to sea, halting the ship while she
was still two hours out.

Mrs. Mullican then laid her case be-
fore the man whose signature was of

such import, obtained it, and sail-
ed into port by his side to triumph-
antly greet the disappointed brokers.

The deal was one of the largest ever
made in the annals of real-estate his-
tory, and the next day a special meet-
ing was called by the officers of the
New York real-estate exchange. As
its result Mrs. Mullican was elected its
first and only woman member.

Mrs. Mullican is a thorough New
Yorker and familiar with every foot
of ground in the 22d and 23d wards.
Her great-grandfather, George W.
Warner, was mayor of New York in
1803.

Her father was a real-estate broker,
and it was in his office, during his last
illness, that Mrs. Mullican first learned
the details of her business.

At that time she was Miss Murphy,
and her father's death left her the
breadwinner for the family, although
she was only a girl of 18.

The business at that time was very
much run down, but under her able
management it soon outgrew her father's
most sanguine expectations.

She was appointed notary public by
David B. Hill. She is also a lawyer
and insurance agent. Her business in
all its branches demands the close at-
tention of eight clerks, and only the
greater matters are submitted for her
personal consideration.

She was the first woman to graduate
from the "University law school." She
studied law that she might better con-
duct her real-estate business, and it
was while at college she met her law-
yer-husband. Mrs. Mullican refers to
this meeting and her marriage as the
best contract she ever made.

Together they occupy a charming
suite of offices. Mrs. Mullican lives in
a charming home, built by her own
earnings, opposite Cretan Park, Tre-
mont.

When you see her in her home you
realize fully how gentle and womanly
the intelligent way over the domestic
circle may be. She has two charming
little girls, who are being carefully
reared. For Mrs. Mullican is a devoted
mother, as womanly and free from
masculinity as you can possibly imag-
ine.

Her face is intelligent rather than
beautiful, although a handsome pair
of large blue eyes have a decided
charm of their own.

Opera Bag Frames.

The newest opera bags now have
frames. The long lorgnette bag, soft and
pliable, made to draw up with a rib-
bon, and he slipped over the arm of
the owner, is no longer in vogue. The
frames of the new bags are of gold or
silver, richly chased. Some have pa-
stels of flowers or pearls or the popular
diamonds. Paris supplies these frames
all ready for the silk to be fitted to
them. Brocade silk, in rich colors, is
chosen for the outside of the bag, and
between that and the lining a subtle
sash of powder is quilted. These
new importations look short and squat-
ty if compared with last year's frames.

Gulls for Hat Trimmings.

Gulls used for hat trimming come
from Long Island, where they are not
by the natives who are paid from
12 cents apiece for them, and the
skins are shipped to New York.

POOR CARLOTTA.

THE SAD LIFE STORY OF THE SOME-
TIME MEXICAN EMPRESS.

Bravely Stood By the Unfortunate Maxi-
milian in His Mad Attempt to Establish
an Empire in Mexico—When Her Mission
Failed Her Reason Gave Way.

Forty years ago the lovely and hap-
less Carlotta was married to the bril-
liant and handsome young Archduke
Maximilian, brother of the present
Emperor Francis Joseph of Austria.

The beautiful young bride was the fa-
vorite child and only daughter of Leo-
pold I, king of the Belgians, and she
brought her husband a handsome dot
and all that was lovely and winning in
woman. On the sunlit shores of the
blue Adriatic, Maximilian built a sum-
mer palace for himself and bride, and
called it Miramar. It is to-day one of
the loveliest royal residences in Eu-
rope, and is the favorite home of the
Austrian Empress Elizabeth.

In 1864 Louis Napoleon, after having
subjugated Mexico, decided he would
establish a great Latin empire across
the sea, in the new world, and while
pretending that Mexico should choose
its own form of government, he ar-
ranged that the country should select
a head, pleasing to him.

Thus handicapped, the Mexicans de-
cided on a limited hereditary mon-
archy, with a Catholic prince, who
should take the title of emperor of
Mexico. The imperial crown was of-
fered to Maximilian, who, with a heart

more full of love for his beau-
tiful young wife than of ambi-
tious dreams for himself, seemed
not specially attracted by the far-
away splendor. But Carlotta, with
a woman's love for power and
royal grandeur, urged her young hus-
band to become the emperor of the
Mexicans, and her pleadings won the
day.

On April 14, 1864, the imperial em-
pire embarked from Trieste with a com-
pany of 15 steamers and an imposi-



POOR CARLOTTA.

But Louis Napoleon was powerless,
and unhappy Carlotta hastened to
Rome to see the pope. Here, while
conversing with his holiness, the
weight of her misfortune seemed sud-
denly to crush her, and she broke out
in wild, mad ravings, a genuine break-
ing of the vessel's hopelessness. Her
mind and memory were multi-
tude taken at the one time, and Car-
lotta was removed to a beautiful Mira-
mar, a wreck and a living tragedy.

regimes of Austria, France and Mexi-
can officers of high rank.

They landed at Vera Cruz amid pla-
neta, welcomes and protestations, and
they entered Mexico's capital in the
midst of an imposing and imperial pa-
geant. Ancient Chapultepec was se-
lected for the imperial residence, and a
brilliant court was established, where-
in the young couple shone as splendid
figures, in the power and light of old
world royalty.

But an unruly and haughty army
of opposing elements soon taught the
young emperor the difficulty of his po-
sition. Dark and imperious hidalgos
were determined that no foreign king
should rule over Mexico, and fanatical
priests, vengeful Indians, brigands and
adventurers joined the hidalgos.

During the period—a little over two
years—her residence in Mexico she
spent on an average more than \$3,000
a week in charity.

For those who love the blaze of a
court, brilliant pageants and frequent
festivities were arranged. In winter
the society people were invited to a
ball at the palace every Monday even-
ing. Carlotta walked through four
quadrilles and then looked on. At
grand receptions she wore a rich white
satin dress, trimmed with gold and
brilliant, a purple velvet mantle bor-
dered with gold, a gladden of brilliant
jewels of great value, a grand crown of
St. Carlos, the grand star of crosses of
Austria, and the cross of Brazil. And,
according to a frequent visitor at the
palace, through all this imperial splen-
dor shone with a far brighter lustre
the smiling face, the index of a gentle
and affectionate heart.

Francis Joseph offered to restore the
Austrian succession to Maximilian, but
his pride was aroused, and he resolved
to stay and conquer or lose it all. Car-
lotta began to tremble at the clouds
that speedily lowered about her hus-
band. In July, 1866, she went to Eu-
rope to secure aid for her improvement
New World empire. Her father, Leo-
pold I of Belgium, had died the year
before, leaving his many millions
equally divided between his son and
daughter, the Empress of Mexico.

Carlotta looked upon this inheri-
tance as a providential relief for her
husband, and hastened to Belgium to
secure control of the fortune. When
she reached Brest she learned that her
brother positively refused to allow her
to put her inheritance to the cause so
near her heart, and the poor, fronted
young empress, seeing her dearest
hope slipping from her, gave way to a
fearful burst of anger and resentment
that shook the walls of her residence.

She cursed and denounced her brother,
and so completely was she shattered
and unnerved that she fainted while
talking with Louis Napoleon, in the
Tuilleries, imploring him to help her
husband.

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IN MASQUINE ATTIRE.

Mrs. Coombes Dressed in a Mask for Forty-
Three Years.

Mrs. Catharine Coombes of London for
the past forty-three years has dressed
and worked like a man, and her career
will surely take rank with the two
or three historic examples of those of
the sex who have served in the army
and navy without their secret becom-
ing known.

An early marriage, proving a disas-
trously unhappy one, Mrs. Coombes
formulated a plan for eluding her hus-
band and supporting herself. There
were not the "openings for women" five-
and-forty years ago that there are to-
day, and, to put it in her own words,
she saw that the choice lay between a
man's clothes and labor or destitution.

After donning masculine togs, she
started as a laborer in the house
painting-trade at a dollar a week. Her
aptitude soon showed itself, and after
three weeks this modest remuneration
was raised, until in a few months she
was able to earn "a living wage." So
rapidly did she rise that she soon was
able to live in comfort, and had a nice
little house in Camden terrace, near
the Victoria docks. Two people knew
her secret, one being her mother, and
the other, a niece, who for two and
twenty years kept house for her, and
was believed to be all the neighbors as
"Charley Wilson's wife."

Perhaps the most remarkable fact of
this woman's business capabilities was
her employment for over thirteen years
by the Peninsular and Oriental Com-
pany. It is with considerable pride
that she mentions that, with the excep-
tion of the last two or three ships built
there is not a vessel in that stately
fleet which cannot show her handi-
work. She had a large share in the
redecorating of the saloons of the Roma
after the big alterations that were
made in her hull for her improvement
and the ornamentation of the muslo
saloons of the Victoria, Oceana and the
Arcadia, which are especially elaborate
and rich, was almost entirely carried
out by her in enameling.

When she arrived at Hawaii Prince-
s Kauiulani will see for the first time a
real house—almost a palace—which
her father built for her and intended
she should occupy when she was thirty-
seven years old. But she left Hawaii in
her fourteenth year, to be educated
abroad. Though she crossed her sailing
land, she has never been there since.

Mr. Clapham has a superb country
seat at Waikei, which he is anxious
to see again. He is bitterly opposed to
the annexation of Hawaii by the United
States.

"If a vote were taken in Hawaii,"
he said, "not one in a hundred would
be in favor of annexation. They only
want the moral protectorate of the
United States. Nobody has anything
to fear from Hawaii. She could not go
to war with any nation."

WOMAN DOCKHOLDERS.
Evelyn Hunter Nordwell, of this city,
a pupil of Oskar Sanderson in Lon-
don, is probably the first woman dock-
holder in the country. Whether she
worked at the bookbinder's as a former,
seamstress, etc., but for a woman to take
up the entire business as a profession
has never before been accomplished.

She has classes for instruction, and ap-
prentices come from Boston, St. Louis
and other cities. Her work is of the
highest quality, and she calls this city her
quarters. At present she is teaching a
class in St. Louis. Mrs. Nordwell has
also taught the practical part of the
work, but she has the feeling of a
book in such a manner that the work
will bear distinct relation to the
text. Mrs. Nordwell took up her
interest in art and literature, having
sounded convinced of the value of a
stable industry for women, determined
to teach it. She studied and worked
with Mrs. Sanderson in London, where
a number of women are employed.

PRINCESS KAUILANI.

A Woman of Great Beauty and Charming
Manners.

Princess Kauiulani, otherwise Miss
Victoria Cleghorn of Hawaii, and her
father, A. S. Cleghorn, passed through
New York, recently, on their way to
Honolulu.

It has been eight years since Prin-
cess Kauiulani left Honolulu for Lon-
don, where she was to receive her edu-
cation. In those years she has devel-
oped from a slim girl of fourteen into
a woman of great beauty, with char-
ming manners. Tall and willowy, with
lustrous black eyes, dark but feature-
ful, and a clear complexion, this woman
would be taken for a really a
New England girl were it not for the
glow of a smile that is the trademark
of a princess.

The Princess full name is Victoria
Kauiulani. She is the sister of Prince
Lunalilo, and also of Kalanikoupe, who
reigned as King for seventeen years.
She was born on October 14, 1875. She
was named after her father, A. S. Cleghorn,
on March 5, 1891. As her
father didn't accept the throne, she

perhaps it is not the first time
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Good Friends 'One and All:

My headquarters for Western New York are at the
A. B. Graves' Home-Furnishing House, where I have car-
loads upon carloads of suitable presents for every member of
the family. Come early to make your selections.

Yours for a Merry Christmas,
Santa Claus.

Presents That Add Comfort and Beauty to the Home.

AS SHOWN BY PICTURES.

- Our Carpet department occupies two stories.
- Select assortment of Rugs. All grades and prices.
- White enameled Iron Bed, brass trimmed, all sizes.
- Prase and iron bed, to \$7.50.
- 20 styles at less than \$10.00; 31 at less than \$20.00.
- Center Draft Banquet Lamp, complete, decorated.
- 28 Sample Lamps, to \$20.00.
- Cobbler Set Rocker, Quilt, oak or Mah, finish.
- 34 Sample Rockers 48 cts. to \$2.00.
- Oak Table, with convenient shelf, top 16 x 16.
- This table finished in White Enamel.
- Large Cobbler Rocker, Quilt, oak or Mah, finish.
- This Rocker in Mahogany or Tapestry, seven springs.
- 28 Sample Clocks, 68 cts. to \$3.00.
- Oak Chiffonier, five drawers, good cabinet work.
- Chiffoniers, all woods, 22 samples, \$4.35 to \$39.00.
- Mahogany finished Divan in silk damask.
- Oak Bedstead, 12 styles, 60 cts. to \$12.00.
- Oak Dining, cane seat, brass arms, bent legs.
- 112 Piece Dinner Set, decorated.
- Solid Silver, Plated-ware and Cut Glass.
- Visit our Crochery department. French china, American and English ware, Fancy Crochery, Salads, Cake Plates, Celery, etc.
- Quartered pocket assortment of combination and Book Cases ever shown in Western N. Y.
- Polished oak Extension Table, giant frame.
- Three-piece Suite, Chamber, double tops, solid posts, mounted side rails.
- Three large double doors devoted to Chamber Furniture.
- Quartered oak China Cabinet, glass ends and door, pattern French mirror.
- Splendid assortment, \$25.00 to \$50.00.
- Student's Large Rocker, spring seat and back, corduroy or velvet.
- Morris Chair, polished quartered oak or mahogany, any finish, corduroy or velvet, spring seat.

FOUR BUILDINGS FULL.

H. B. C.