THE WEEK IN REALTY.

BROKERS PLEASED BY IMPROVEMENTS IN FIFTH-AVE. DISTRICT—RYAN'S DEATH A BIG LOSS.

The movement for the improvement of certain parcels in the Fifth-ave. district is especially pleasing to the majority of real estate brokers. For a long time the speculators have been a dominant factor in the realty market, and their operations have attracted more attention than they would if the number of persons who buy to improve and to hold property as an investment were larger. That such is the state of affairs in the market was not strikingly shown in the transactions in the week before last. But in the last week it has been brought home to many brokers in a very plain and disagreeable manner. For instance, in all five transactions reported last week speculators were prominent in four, and speculators, investors and real estate brokers in the other deal. What the market is greatly in need of is a greater army of people who buy to improve and invest. If this change could be effected and quickly, the great building activity which is plainly visible at every hand would spread to far wider proportions, and as a result many shaky old buildings, which should have long ago been razed to give way to modern buildings, would undoubtedly be torn down.

Much credit is due to the speculators of the present day for the many pleasing changes that they have wrought in the architectural lines of the city, and the way in which they induced scores of people to become investors and to hold property

NOS. 87 AND 89 FIFTH-AVE.

which has netted them, at least in the majority of cases, a fair income on their investment. Of course the speculators were not actuated by philanthropic motives. They are not in business to place golden nuggets in the laps or pockets of other people. They are always on the alert to place their money where the prospect of reaping good profits is brightest. Many of them grew weary of waiting to resell to investors or others vacant lots or old buildings which they had bought to sell in the distant future. They would improve their property by building apartment houses, hotels, etc., place the premises on a good

NO. 306 FIFTH-AVE.

paying basis, and then hunt for a person to take the properties over as an investor. Under these conditions it was easier to find investors than before. People were more inclined to consider the properties as suitable for investments, and sales were soon made. When they were asked to look at vacant lots and old buildings, however, the buyers thought apparently of all the trouble and worry associated with improving properties on a large scale, and the risks to be run, and evidently decided to leave such tasks and risks to other people, and to wait until the improvements had been made, and then buy.

The person who is most welcome in real estate circles is the one who is most active in buying and improving for an investment. Real estate men benefit in a hundred ways from such improvements; the public does also, and the city becomes richer and greater. A discouraging obstacle in the way of improvement is the owner who has Utopian dreams about the future of the city. No offer within reason will tempt him to sell, and the more the speculators prod him in hope of scattering the silly ideas in his brain, the more he thinks he is the owner of a parcel whose value will be ten times more valuable to-morrow than to-day. There are owners of property in Broadway, between Canal and Fourteenth sts., who have been waiting for years to see their dreams come true. And if they could live a thousand years, at the end of that period they would still be doing the same thing—waiting to sell their parcels at record prices.

The realty market in the last week suffered one of the severest losses that have befallen it in many days by the death of William M. Ryan. A well known real estate man in speaking about Mr. Ryan said: "He was beyond a question of doubt one of the best informed men about realty conditions in this city and one of the most potent workers for the placing of real estate affairs on the highest possible plane. He was not a one-sided man. His character was well moulded. Not only did hundreds of persons seek his advice on real estate matters in the course of the year, but scores sought him out from the great multitude of real estate men to make his acquaintance. He possessed the qualities of character that are most appreciated."

"The Real Estate Record and Guide" of April 26, in speaking about the market, says:

"It is the general feeling among real estate operators and brokers that not only are conditions still wholesome, but that there is a fair promise that the present prosperous conditions will be continued for some time. In this they are probably right. There are, indeed, evidences that perhaps the pace will be moderated until next winter. The state of the structural steel market will tend to postpone for at least six months the inception of any new enterprises for the construction of fireproof buildings, while the recent advances in prices all along the line cannot but discourage buyers until they become accustomed to a higher level of values. But such a period of comparative moderation would be entirely beneficial, and it is very much to be hoped that the market will take that much time to digest its acquisitions.

"The reason for believing that New-York may expect a comparatively prolonged period of activity is the fact that beginning in 1903 there will be for the next few years a series of transit improvements completed of the utmost importance, and it will keep real estate operators and builders sufficiently busy in merely trying to adapt values and buildings in New-York to the changes which these transit improvements will bring about. They are doing their best at present to anticipate these changes, but the facts are certain to falsify in many respects any anticipations. There can be no doubt that, vast as have been the changes which have taken place in New-York in the last fifteen years, they will be surpassed in extent and importance by the changes which the tunnels and bridges now under preparation or construction will eventually effect. New-York will be remade on a more colossal scale, and great will be the profit thereof.

"Moreover, it must be remembered that not yet have we reached an end to the announcement of far reaching transit and business enterprises to take place immediately. It is an open secret that there are other tunnels under consideration as important as the Pennsylvania tunnel, and other business removals as unexpected and astonishing as that of R. H. Macy & Co. to Greeley Square. In short, the causes which lie behind the existing activity and strength are still full of vigor and aggressiveness, and for many a long day they will keep people running and guessing. The chief cloud on the situation is not any weakness or lack of confidence of private interests, but rather the comparative lethargy of public administration and the failure of both public opinion and officials to understand what radical action in the way of municipal improvement the situation demands."

SALES REPORTED YESTERDAY

FIRST PRESBYTERIAN CHURCH TRANSFERS TITLE TO DOWNTOWN PROPERTY.

The Corporation of the First Presbyterian Church of the City of New-York transferred title yesterday to a parcel 36.6x72.10x37.7x83.2 feet on the north side of Twelfth-st., 350 feet west of Fifth-ave., to George A. Hearn for $30,000.

Collins & Collins have sold the property No. 124 East Seventy-fourth-st., a three story light stone dwelling house, 18.9x102.2 feet, to Mary E. Vredenburgh, on private terms. Mrs. Vredenburgh has bought the house for occupancy, as she sold her house, No. 110 East Seventy-fourth-st., through Collins & Collins, last Wednesday.

Arthur E. Wood, of No. 219 West One-hundred-and-twenty-fifth-st., has sold for E. D. Belknap and Ella T. Palmer the five story and basement brick building Nos. 152 and 154 West One-hundred-and-twenty-seventh-st. to an investor, size 27.6x80x99.11 feet. It has been occupied and used as a storage warehouse for a number of years.

P. J. Heaney & Co. sold for James W. Campbell the two-family house, with lot 25x100 feet, on the east side of St. Lawrence-ave., 100 feet south of Merrill Place (Mapes estate).

Charles Griffith Moses & Brother have sold for John Murray to Frank P. Schimpf the plot of lots 100x150 feet on the west side of Sherman-ave., 100 feet north of Dyckman-st.

Snowden & Co. have sold a five story flathouse, No. 504 Manhattan-ave., adjoining the corner of One-hundred-and-twenty-first-st., for Irving Kempner to an investor.

W. F. & C. H. Smith have sold for H. Harper the three story double flat house situate on the south side of Walton-ave., 53 feet east of One-hundred-and-seventy-sixth-st., size 37x100 feet, for $14,000; for Harris Nathan the four story double flathouse No. 1,474 Brook-ave., 25x75x100 feet, for $17,500, and for Herman Kahn the plot 54.9x100 feet on the northeast corner of Avenue St. John and Timpson Place, for $5,000.

Charles Phelps is said to have sold No. 92 Riverside Drive, a five story American basement dwelling house on a lot 19.4x100.8 feet. Mrs. Virginia Duane Lee, daughter of the late Charles Broadway Rouss, is reported to be the buyer.

Edward B. Corey took title yesterday to a plot 80.10x18 feet at the northeast corner of First-ave. and Mitchell Place from Anton Wettach and another.

A. S. Nichols has bought the block front on the east side of Park-ave. extending from One-hundred-and-twenty-ninth-st. to One-hundred-and-thirtieth-st., 199.10x90 feet. Mr. Nichols will use the site for his mantel works, which are now in One-hundred-and-twenty-ninth-st. just east of Park-ave.

Charles P. Geyer has sold a six story apartment house, on a plot 70x104 feet, at the southeast corner of Lexington-ave. and Eighty-first-st.

Ferdinand Kurzman has sold a plot 100.11x100 feet, at the northwest corner of Lenox-ave. and One-hundred-and-fifteenth-st., to Martin Tully, who will build a six story apartment house.

John A. Philbrick and others have sold No. 118 to 136 West One-hundred-and-thirty-ninth-st., ten five story double flathouses, on a plot 260x99.11 feet. A Mr. Hawley has bought eight of them, and gives in part payment a dwelling house on Lenox-ave., near One-hundred-and-twenty-third-st., and some property in Westchester. William Kirchoff is the buyer of the other two.

Pease & Elliman have sold for F. J. Tobias No. 33 East Seventy-seventh-st., a dwelling house, on a lot 15x82 feet.

The Municipal Realty Corporation has bought No. 227 West Forty-ninth-st., a three story dwelling house, on a lot 21.6x100.5 feet.

The Municipal Realty Corporation has also bought a plot, 100x94.10 feet, at the southeast corner of Audubon-ave. and One-hundred-and-eighty-eighth-st.

Henry Nobel has sold to Louis Lese No. 1,727 Second-ave., a five story tenement house, on a lot 25x100 feet.

A. Trenkmann has bought a lot, 22.6x118 feet, at the southeast corner of Broome and Elm sts. Horace S. Ely & Co. were the brokers.

Walter J. Cohn has bought No. 64 Forsyth-st., a five story tenement house, on a lot 25.4x67.2 feet.

Charles Laue has sold to G. M. Karpas the southeast corner of Third-ave. and Thirty-third-st., old buildings, on a lot 19.4x85 feet.

Edward J. Krug has sold to Frederick Lese No. 5 East One-hundred-and-twelfth-st., a five story flathouse, on a lot 27x100.11 feet.

Catherine Koontz has sold the lot, 25x100 feet, on the north side of Tremont-ave., 200 feet east of Third-ave.

John T. Barry has sold to H. A. Carlin No. 1,134 to 1,138 Union-ave., three new frame dwelling houses.

D. J. McDonald has sold for George R. Bourne to W. L. Sutphin No. 252 West Fifty-fourth-st., a four story house, on a lot 25x100.5 feet.

Alexander Wilson has sold for Mrs. Margaret Shannon to Reginald Steel No. 138 West Sixty-ninth-st., a five story double flathouse, on a lot 25x100.5 feet.

W. Hoffman has sold No. 202 East Seventy-sixth-st., a four story flathouse, on lot 19x82.2 feet, adjoining the southeast corner of Third-ave.

Adolph M. Bendheim has bought the plot, 107.9x220 feet, at the northwest corner of Audubon-ave. and One hundred-and-ninetieth-st., occupied by old buildings.

Frederick T. Barry has sold for Clarence and Rosey Smith No. 116 East Eighty-eighth-st., a three story frame dwelling house, on lot 25.6x100.8 feet.

The Municipal Realty Corporation has sold Nos. 60 and 62 West Tenth-st., a seven story apartment house, known as the Criterion, on plot 42x97.8 feet.

PLANS FOR HOTEL FILED.

Plans were filed on Friday at the Bureau of Buildings, Manhattan, for a twelve story brick hotel, to be erected at No. 109 to 115 West Forty-fourth-st., 75x89.4. M. McCormack, of No. 50 West One-hundred-and-twenty-seventh-st., is the owner. G. A. Schelleger, of No. 130 Fulton-st., is the architect. The cost is placed at $450,000.

THE BRONX BUILDING PLANS.

Seaton-st., west side, 250 feet south of Elliott-ave., two story frame dwelling house, 20x26 feet; Michael Gleason, Throg's Neck, owner; L. T. Fries, East Chester Road, architect; $1,400.

Washington-ave., southwest corner of One-hundred-and-eighty-second-st., three story frame store and dwelling house, 20x75 feet; Susan C. Steers, New-Dorp, Staten Island, owner; Louis Falk, No. 2,785 Third-ave., architect; $5,500.

Lafayette-ave., southwest corner of Barretto-st., one story brick dwelling house, 32x38½ feet; Corpus Christi Monastery, owner; Schikel & Ditmar, No. 111 Fifth-ave., architects; $5,000.

THE GLENMORE REPORTED SOLD.

William F. Havemeyer is reported to have bought the Glenmore, an eight story fireproof apartment house, on a plot 50.5x100 feet, at the southeast corner of Fifty-fifth-st. and Seventh-ave. John McKelvey is the owner of the property.

CATHOLIC CHURCH OBTAINS TITLE.

The Roman Catholic Church of Our Lady of Good Counsel took title yesterday to a plot 100x100.8 feet, on the north side of Ninety-first-st., 200 feet west of First-ave., from William M. Schwenker.

TITLE TO THEATRE SITE PASSED.

The Klaw & Erlanger Construction Company took title yesterday to No. 213 to 217 West Forty-first-st., and to an adjoining plot, from M. W. Livingston and another. A theatre will be built on the premises. The details of this purchase were reported in The Tribune some weeks ago.

REAL ESTATE TRANSFERS.

Avenue D, n w s, 48 ft s of 6th-st, 28x89; Jacob Fish to Isaac Beck; mortgage, $31,000; R S, $8 75	$40,500
John-st, No 60, s s, 25.10x97.8x26.5x100.1; Agnes P Lawson to John J Curtis, ½ part; R S, $20	100
Same property; William Man and another, executors, to same, ½ part; R S, $20	100
12th-st, n s, 350 ft w of 5th-ave, 36.6x72.10x37.7x82.2; the Corporation of the First Presbyterian Church, City of New-York, to George A Hearn	30,000
41st-st, No 213 to 217 West, 100x98.9; M William Livingston to the Klaw & Erlanger Construction Company	1
41st-st, n s, 125 ft w of 7th-ave, 50x98.9; 42d-st, s s, 150 ft w of 7th-ave, 25x98.9; M William Livingston to same	1
91st-st, n s, 200 ft w of 1st-ave, 100x100.8; William M Schwenker to the Roman Catholic Church of Our Lady of Good Counsel; R S, $8 75	1

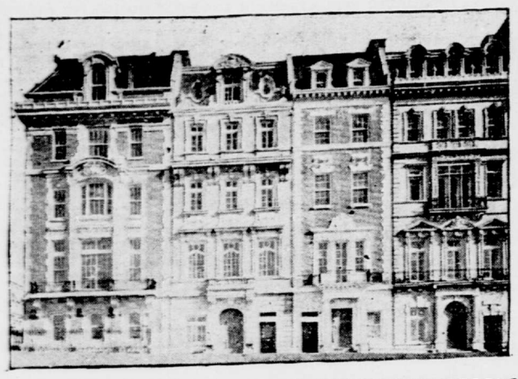
NEW BUILDING PLANS.

93d-st, n s, 100 ft w of Central Park West, for a one story brick storage house, 40x20; Van Winkle estate, No 477 Central Park West, owner; H Tompkins, No 72 West 101st-st, architect	$3,000
Spring-st, Nos 208 and 210, for a six story brick stable, 37.3x97.4; C Bacigalupo, No 26½ Mulberry-st, owner; M Bernstein, No 111 Broadway, architect	30,000
137th-st, n s, 80 ft e of 8th-ave, for a six story brick tenement house, 45x86.11; L & J Brandt, Marble Hill, Kingsbridge, N Y, owners and architects	55,000
51st-st, n s, 100 ft e of Madison-ave, for a four story and basement brick dwelling house, 50x81; C D Dickey, No 11 East 34th-st, owner; C N Storm, No 39 Cortlandt-st, architect	65,000
44th-st, No 109 to 115 West, for a twelve story brick hotel, 70x89.4; M McCormack, No 50 West 127th-st, owner; G A Schelleger, No 130 Fulton-st, architect	450,000

UNITED COPPER COMPANY SHARES.

It was officially announced in Wall Street yesterday afternoon that the shares of the United Copper Company would probably be ready to be dealt in "when issued" this week, though the shares themselves would not be out for some time yet. All the Heinze properties are included in the new company, among them being the Montana Ore Purchasing Company, the Nipper Consolidated Copper Company, the Cobra and Rock Island group of mines, the Minnie Healey, the Belmont and other mines. The capital of the company will be $5,000,000 6 per cent preferred and $45,000,000 common stock.

City Property For Sale. | City Property For Sale.



These Dwellings ON Riverside Drive and 106th Street are unsurpassed in beauty of architecture and interior finish. . .

NOW OPEN FOR INSPECTION.

For plans, prices, etc., apply to

H. IVES SMITH

Builder and Owner,

Successor to P. M. Stewart and H. Ives Smith,

Office, 481 FIFTH AVE.

FOR SALE.

New five story American basement dwelling, West End ave., S. E. corner 91st st.; contains 16 rooms, 3 bathrooms; decorated; ready for immediate occupancy; open for inspection every day. Apply E. C. SIMONSON, 146 Broadway.

GOOD INVESTMENT Proposition.

Two new six-story corner Apartment Houses on Madison Ave., in the nineties. Can be bought very cheap. Builder may entertain an exchange.

Full particulars of

DUFF & CONGER,

86th St. and Madison Ave.

A SPLENDID INVESTMENT.

Park Ave. corner, north of 86th St.; two five story double cold water Flats, with stores; always full; price $67,000; mortgage $50,000 at 4½ per cent; actual rents $6,384. For full particulars,

DUFF & CONGER,

Madison Ave., cor. 86th St.

UNDER $26,000.

Near Madison Ave., in the 90s, beautiful four story residence; great bargain.

DUFF & CONGER,

Madison Ave., cor. 86th St.

75th St., near Madison Ave.

A medium-sized dwelling, in good order; price reasonable. (9075)

APPLY TO

GEO. R. READ,

1 MADISON AVE. 60 CEDAR ST.

AGENTS WANTED (men or women) to sell lots near Jerome-ave. and Empire City track; lots, $100 up; $1 weekly; money easily and quickly made; many agents make $50 weekly. LAWRENCE, 55 West 33d; evenings 35 West 32d. BELDEN, 215 West 125th; evenings, Mondays and Fridays.

BARGAIN.—146th-st., near St. Nicholas-ave.—Modern three story and basement b. s.; perfect condition; one or two families; near 145th-st. "L"; $17,500, mortgage $10,000, payable. DUFF & CONGER, 1,171 Madison-ave.

320 ST., NEAR 8TH AVE.

Four story 20 ft. house, at less than market price. CONDIT, PRATT & FULLER, 18 E. 42d St.

FOR SALE, in the Seventies, adjoining Park-ave., four story twenty foot house, modernized, in perfect order; tiled bathrooms; servants' bathroom; open plumbing; new heating; electric lighting; coal and gas; French range; owner going abroad. Address OWNER, 530 6th-ave.

FOR SALE.—Corner, 13th-st. and 1st-ave.; 59.4x80 feet; built up; vaulted sidewalks; cheap to quick purchaser. OWNER, 223 1st-ave.

FOR SALE.—In Pelham Heights (15 miles from Grand Central Station), fine residence, 13 rooms and two bathrooms; ample grounds. Address H. GESTEFELD, 127 East 23d-st.

24TH-ST., north side, between 6th and 7th aves.—Plot of land, having frontage of 83 feet 4 inches, old buildings thereon, for sale. JOHN WERBER, 7 Beekman.

Unfurnished Apartments To Let. | Unfurnished Apartments To Let. | Unfurnished Apartments To Let.

IDEAL APARTMENT HOMES.

Overlooking the most picturesque part of the Park. Northwest Cor. 108th St. & Central Park West.

BEAUTIFULLY DECORATED SUITES .... OF .... 7 AND 8 Large Sunny Rooms,

Surpassing in arrangement and up-to-date appointments those of any house on the Park.

A FEW CHOICE VACANCIES.

THE Melrose

Desirable Tenants are invited to make arrangements for Fall occupancy.

Some of the special features are: Large dressing rooms with washstands between the chambers; abundant closet room and drawers; servants' toilets; patent air tight garbage closets; long distance telephone in each apartment; mail chute, etc.

Liveried Hall and Elevator Service.

Inquire on Premises.

A New Departure.
A Private House—Apartment House.
1078 Madison Avenue.
One Apartment on a floor.
In construction and appointments cannot be excelled on the Avenue.
Choicest residential section in city.

City Property To Let.

COTTAGE, 181st-st., University College, Aqueduct-ave.; just repaired; country place with city improvements; 9 rooms, bath, piano, garden; rent $35; open Sunday, 2 to 5. JAMES, 22 East 8th-st.

FOR LEASE.—Brick building, four stories, deep cellar, 75x100 feet. 32d St. West, opposite New York Central R. R. tracks. Apply 68 Broad St., Room No. 128.

FOR RENT.—No. 6 Hampden-st., near Sedgwick-ave., University Heights, New-York City; handsome modern detached dwelling, 10 rooms and bath; high class, accessible neighborhood; every city convenience. Apply on premises or address H. H. T., Box 466, New-York.

To Let for Business Purposes.

VERY LIGHT OFFICES, LARGE AND SMALL.

SOUTHERN & EASTERN EXPOSURE.

WARM IN WINTER; COOL IN SUMMER.

MARKET & FULTON BANK BL'D'G, 81-83 FULTON ST.

RULAND & WHITING CO. 5 BEEKMAN ST.

RESTAURANT TO LET.

Choice location, 384 Columbus-ave. Apply to superintendent of The Evelyn, 101 West 78th-st.

TO LET, at 14 Barclay-st., near Astor House, large room in first loft, 24x34 feet; also second loft, 24x90 feet. Apply to J. L. BLACK, on premises.

OFFICE TO LET, fully furnished, good light. Size, 13x16. Apply Room 1208, Beard Building, 120 Liberty St.

Furnished Houses To Let.

TO RENT, furnished, in The Bronx, for August and September (perhaps July), an attractive, beautifully situated Dutch Colonial cottage; 13 rooms; conveniences; large grounds, fine trees; very accessible to town; $125 per month.

CRANFORD, 215 Montague-st., Brooklyn.

ADVERTISEMENTS and subscriptions for The Tribune received at the Uptown Office, NO. 1,242 BROADWAY, 2d door north of 31st-st., until 9 o'clock p. m. Advertisements will be received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 153 6th-ave., cor. 12th-st.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 263 West 125th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 157 East 125th-st.; 756 Tremont-ave.; 650 3d-ave., near 41st-st.; 554 3d-ave.; 210 Bleecker-st.; 325 Bleecker-st. Brooklyn, N. Y.—216 Court-st.; 215 Smith-st., 1,004 Gates-ave. Newark, N. J. —794 Broad-st. Also at all A. D. T. offices.

RAILROAD INTERESTS.

NEW LINE IN OKLAHOMA.

Guthrie, Okla., April 26.—The St. Louis and San Francisco has commenced the running of trains over the new extension from Vernon, Tex., to Gosnell, Okla., a distance of twenty-five miles. With the completion of the short distance from Gosnell to Cordell, the entire new line will be in operation for 300 miles.

OFFER OF HOTEL FOR SANATORIUM.

Topeka, Kan. April 26.—The Santa Fe Railway has offered the new hotel at Albuquerque to the Seventh Day Adventists, with the understanding that they will establish therein a sanatorium to be operated on the same principles as the one in Battle Creek, Mich. The hotel at Albuquerque has not been a success financially, and the Santa Fe has made the offer to attract travel for free treatment in case the sanatorium should be opened. The Adventists have not yet taken any action in the matter.

MEXICAN CONCESSION HAS NOT LAPSED.

Kansas City, Mo., April 26.—Arthur E. Stilwell, president of the Kansas City, Mexico and Orient Railroad Company, denies the statement that the company's concession from Mexico has lapsed. He said: "We are laying rails at two points, and are making satisfactory progress everywhere. Every condition of the grant is being complied with."

TO FINANCE TENNESSEE CENTRAL.

St. Louis, April 26.—"The Post-Dispatch" says that it was stated on good authority in financial circles to-day that the Mercantile Trust Company has finally closed a deal by the terms of which it pledges itself to finance the Tennessee Central Railroad to the amount of $15,000,000. This is the largest transaction of its kind that has been made by a St. Louis financial institution.

YOUNGSTERS SHIVER IN PARK FOUNTAIN.

CITY HALL BATHING SEASON FORMALLY OPENED BY MICKEY THE ANGEL.

Mickey the Angel, "Limpy" O'Brien, Spotty Puckerino, "Ginny" Murphy and "Spuds" Carrano, Park Row newsboys from nine to thirteen years old, formally opened the bathing season yesterday afternoon in the Tweed fountain in City Hall Park. There was a large and watchful gathering, but no "cops." All the boys were barefooted, and most of them were burdened only with trousers and shirt.

"Youse ain't going' ter welch, be youse?" asked Mickey the Angel in a tone of supreme disgust as he led his Spartan-like band to the fountain and noticed that Carrano and Murphy held back.

"Aw, gwan," said Murphy, peeling off his shirt and divesting himself of his trousers. This was a movement that all understood. There was a twisting of arms and legs, kinking of backs, and suppressed exclamations as the boys went through their lightning change act. Then five somewhat soiled and skinny young heroes clambered up the side of the fountain.

"O-o-o-o-ch, golly, it's cold," chattered Mickey the Angel.

"Souse down, y' lobster," said O'Brien with a great show of courage, as he ducked into the water and then shivered.

Puckerino, Murphy and Carrano, encouraged by the cheers and laughter of the crowd soon went under the water, only to look scared and pained as they realized how cold it was.

"Stay in! Stay in!" yelled the unsympathetic crowd, as the lads clambered out of the fountain.

There was no response. The boys knew when they had enough. Just as they darted for their clothes, some one yelled:

"Here comes a cop!"

It was a false alarm from a boy so dastardly mean that probably he will never be mentioned for the Presidency. It startled the shivering quintet, however. Carrano corkscrewed into his trousers and pulled his shirt on over his suspenders. Murphy carried his shirt across Park Row before putting it on, and all the boys showed a celerity equalling Sheridan's cavalry at the battle of Winchester.

Five pairs of dripping, shiny legs twinkled across Park Row to a grating over a warm pressroom, the great homebound crowd soon swallowed them up and they were lost to view—but the bathing season was formally opened in City Hall Park.

MUNICIPAL ART SOCIETY MEETING.

The annual meeting of the Municipal Art Society, of this city, will be held to-morrow evening in the galleries of the National Arts Club, No. 37 West Thirty-fourth-st. The nominating committee appointed under the constitution has unanimously decided that, as most of the retiring members of the board have been recently appointed and are serving short terms, the entire class should be renominated. They therefore recommend the following names for election: Architect, A. D. F. Hamlin; painter, Charles M. Shean; sculptor, F. W. Ruckstuhl; laymen, Henry E. Howland, William T. Evans and F. Benedict Herzog.

The Astor Estate's New Apartments.

GRAHAM COURT ON SEVENTH AVE. DRIVE

At the meeting of St. Nicholas and Seventh Aves., 116th to 117th Streets.

Apartments of 6, 8 and 9 Rooms, $1,100 to $2,000 a year.

GRAHAM COURT is the most conspicuous example of the highest achievement in apartment house construction in this city. It is replete with innovations. The building surrounds a court garden 79 feet deep and 108 feet wide. Every apartment is lighted either from the street or the court. Besides four passenger elevators, there are six independent stairs and elevators for tradesmen and servants, giving direct access to the kitchens. Filtered water, steam and out-door clothes-drying facilities and other modern appointments.

NO. 235 WEST 75TH ST., N. W. Cor. of Broadway.

Applications for *future* vacancies will be received.

Apply at Office of Superintendent on premises. Illustrated booklet with floor plans mailed on application.

EUCLID HALL,

BROADWAY ✓ Entire Block ✓ 85th to 86th St.

APARTMENTS OF 9, 10 and 12 Rooms, with 2 BATHROOMS TO EACH SUITE.

There are no living quarters in this city that compare with these apartments in size, arrangement, conveniences and appointments.

Special quarters for men servants.

Restaurant and Cafe a prospective feature.

A booklet with floor plans and detailed information sent on request to HERBERT DONGAN, builder, on premises.

EUCLID HALL

has been expressly designed to accommodate families that have been accustomed to living in private houses.

All the rooms are of an unusual size and the private halls large enough to hold a dance in. These halls can also be thrown together with the adjoining parlor and dining room, thereby affording facilities for the entertainment of guests that are not equalled in many modern private residences.

Every room is perfectly light. Separate passenger, servants' and freight elevators.

Heating, plumbing and sanitary equipments of the most modern type.

Decorations left to the choice of tenants.

Homes on Morningside Park.

Two Large New Buildings Occupying Entire Block Front, ON MORNINGSIDE AVENUE, 118th to 119th Street,

4 and 6 Bright, Cheerful Rooms,

HANDSOMELY FINISHED.

RESTAURANT WITH EXCELLENT TABLE D'HOTE AND A LA CARTE ON PREMISES. FURNISHED ROOMS FOR TRANSIENT USE BY GUESTS OF THE TENANTS. SERVANTS' BATH AND OTHER ATTRACTIVE FEATURES.

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THREE MINUTES FROM THE 116TH STREET EXPRESS STATION OF THE ELEVATED, METROPOLITAN SURFACE CARS WITHIN ONE BLOCK. THE HOUSES FACE THE MOST PICTURESQUE PARK IN MANHATTAN. HALL AND ALL-NIGHT ELEVATOR SERVICE.

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A New Building, luxuriously appointed and equipped with every known device that can contribute to the comfort and convenience of tenants.

Only two apartments to a floor. Among the various innovations introduced into the apartments are STEEL SAFES, TELEPHONES, Sanitary Garbage Closets, Model Plumbing Fixtures, etc.

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Apartments of one and two rooms; large, airy, light and sunny; baths, tiling and nickel trimmings.

Embracing all the conveniences of modern architecture. Restaurant exclusive for guests, with superior cuisine and service.

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$850 to $1,200 — THE LOWELL and THE EMERSON, AMSTERDAM AVE., 120TH TO 121ST ST. Superb location, commanding an unobstructed view of Columbia University, Teachers College, Morningside Park, Riverside Drive and Palisades. Seven and eight rooms and bath; thoroughly fireproof construction; handsome entrance hall; electric elevator; liveried hall attendants; electric light fixtures; steam heat, hot water; steam laundry in basement; telephone in each apartment and public pay station telephone in main hall; first class restaurant in buildings. Suites of two and three rooms and bath.

$350 to $500

$1,100 and $1,200 — THE ST. GERMAINE, S. W. CORNER 86TH ST. AND AMS. AVE. New building. Seven large rooms and bath; electric light fixtures; elevator service all night; all modern improvements.

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284 COLUMBUS AVE., NEAR 73D ST.

Telephone, 2214 Riverside.

RIVERSIDE DRIVE, 127, near 85th-st.—Grand, nine rooms, bath, elevator; pleasant, sunny rooms; $1,200; fine location.

143-145 WEST 47TH-ST., near Washington Square, 3 and 4 rooms; with and without bath; reference required.

5TH-AVE., 1,048, Cor. 86th-st.—Elegant apartment, overlooking Park; fashionable neighborhood; $900. Apply on premises.

RUMORS ABOUT NEW-HAVEN CONTINUE.

ADVANCE OF TWELVE POINTS IN THE STOCK—PENNSYLVANIA UP ONE POINT.

New-York, New-Haven and Hartford on sales of 3,400 shares advanced twelve points yesterday in the stock market, to 248, closing at that figure, which is a new high record price for the stock. Pennsylvania was also strong and active, gaining one point, on a continuance of the unconfirmed rumors that the company would soon be in control of the New-Haven road. New-York Central made a net gain of 2⅝ points, its advance being accompanied by reports that this company and the Pennsylvania would jointly control the New-York, New-Haven and Hartford.

TEARING DOWN "SKY" SIGNS.

THOSE ON THE FLATIRON BUILDING REMOVED BY THE BUREAU OF INCUMBRANCES.

Superintendent Clark, of the Bureau of Incumbrances, yesterday completed the work of tearing down the big signboards surrounding the new "flatiron" building at Twenty-third-st., Fifth-ave. and Broadway. Mr. Clark's men on Friday night swooped down on the place and took away the signs on the Fifth-ave. side of the building.

KINDERGARTEN CONVENTION OVER.

Boston, April 26 (Special).—The sessions of to-day marked the close of the ninth annual convention of the International Kindergarten Union. The last round table of the gathering was held in Trinity Church. Miss Patty Hill, of Louisville, delivered an important paper on "Punishment." She said that grown people too easily drifted into an attitude of constant correction and punishment toward their children. It is not a wonder that they sometimes rebel, but that they do not do so more often.

"We should be sure to know what we are punishing children for before punishment is administered," she said.

The greater part of the day was spent in sightseeing, something for which the delegates have had little time this week. The last feature of the day was the college club reception in Allston Hall, at which short addresses were made by Mrs. A. H. Putnam, of Chicago; Miss Mary Runyan, Teachers College, of New-York; Mrs. M. B. Langzettet, of New-York, and others.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, NO. 1,242 BROADWAY, 2d door north of 31st-st., until 9 o'clock p. m. Advertisements will be received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 153 6th-ave., cor. 12th-st.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 263 West 125th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 157 East 125th-st.; 756 Tremont-ave.; 650 3d-ave., near 41st-st.; 554 3d-ave.; 210 Bleecker-st.; 325 Bleecker-st. Brooklyn, N. Y.—216 Court-st.