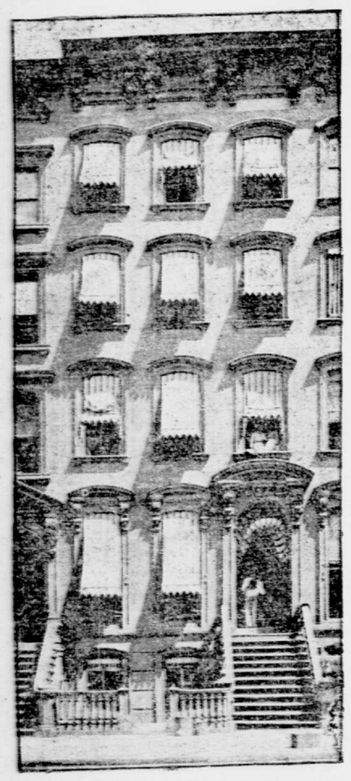
THE WEEK IN REALTY.

PROPOSED IMPROVEMENT TO BROADWAY BETWEEN CORTLANDT AND DEY STS.—SOME OWNERS OF PARCELS WILL NOT SELL.

In about two weeks the work of planning for the coming realty season will be well under way. The summer season is almost ended, and the large and small men of the market are getting ready to do much work. According to the majority of real estate men, never before in the history of the city have so many properties been sold or improved as in the present summer season. And it has not been a summer season of little deals, but transactions of magnitude. This is truly the day of stupendous operations, and it seems that every section of the city is to or will receive more or less benefit from a real estate point of view by the plans for improvement now being carried out or to be undertaken at an early date.

Not one-half of the proposed plans for improvement have been made public, for publicity before the perfection of plans usually upsets calculations and retards the carrying out of the project. How many men who are looked upon as being ever wide-awake in the real estate market know that several persons have been anxious for a long time to



NO. 41 WEST THIRTY-FOURTH-ST.

The dwelling house sold last week to the Thirty-fourth Street National Bank for $6,458 33 a front foot, which is a record price.

buy the block front on the west side of Broadway between Cortlandt and Dey sts., together with a large strip of land in the rear. These persons have been offered some of the properties forming part of the desired site, but a part of the plot would not help them to realize their plans. It is said that several owners of parcels in the desired site have resolutely stood in the way of bringing to a successful end the negotiations to buy. These owners have a perfect right to assume this attitude. No one can legally compel or force them to do something that they do not care to do. The men responsible for the overtures to purchase, will undoubtedly call them such nice names as "bull-headed owners."

It is exceedingly difficult to have men who do not and who seemingly cannot agree on a certain matter thinking pleasant thoughts of one another or trying to surmount the barriers which separate them in a boyish manner. This movement to improve the blockfront on the west side of Broadway between Cortlandt and Dey sts. was started a long time ago, and it will probably not be brought to the end sought by those behind it for some years, if ever. Some of the property owners who stand in the way of the carrying out of the project are engaged in some retail business on the parcels they own, and if a large sum of money was set aside to insure them against a possible loss while the properties were being improved and every possible thing was done to protect their interests, the project would probably soon be free of hitches.

There are all sorts of rumors as to the nature of the proposed improvement to the Broadway block front. One was to the effect that a telegraph or a telephone company was the real power behind the movement, that it was proposed to build, if the land could be bought in fee simple, a big building for the use of a telegraph or a telephone company. At the office of counsel for the Western Union Telegraph Company it was learned that that company was in no way interested in the movement to improve the block front or to buy one inch of land in the block. Neither is the New-York Telephone Company, though it bought, some days after a Tribune reporter called at its main office to learn if it was identified with the project, Nos. 9 and 11 Dey-st., which adjoin its building in Cortlandt-st. on the north. At the time the telephone company bought the Dey-st. parcels it was authoritatively said that the purchase was made as an investment. It was generally thought that the company bought the property to protect its own building on the north, and for the purpose of building an annex to its home if there was ever any need for such an annex.

This is one of the many projects that will be carried into the coming season in the hope of being able to put it in effect. "But why constantly talk of the past," said a well known real estate broker a few days ago, in speaking about real estate conditions. "I have buried the past and am waiting for the halcyon days in the near future. Everybody whose opinion is worth having firmly thinks that the coming season will be a record breaker, and I hold the same views."

It is interesting to review some of the things which are likely to be done in the near future. Here are a few operations which may be undertaken:

The building of a hotel to cover the whole block bounded by Fifty-seventh and Fifty-eighth s s., and Broadway and Eighth-ave., by the United States Realty and Construction Company.

The purchase of many of the principal apartment houses and hotels in the West Side section of the city above Fifty-ninth-st., by the Robinson syndicate, comprising many Buffalo men.

The improvement of the Broadway Tabernacle property, at the northeast corner of Sixth-ave. and Thirty-fourth-st.

The purchase of many million dollars' worth of property in the Fort Washington Heights section by the Charles T. Barney syndicate, and the improvement of scores of plots in that section by the same syndicate.

The purchase and improvement of many choice parcels by the United States Realty and Construction Company.

The erection of a large tennis and squash court by J. Henry Smith on the site of the old Dickel's Riding Academy property in West Fifty-sixth-st.

The upbuilding of Broadway from the Grand Circle to Seventy-second-st., and even further north. It should be borne in mind that most of the leading giants in the real estate market have their eyes upon the section of Broadway just north of the Grand Circle.

The building of hundreds of one and two family houses along the proposed route of the New-York and Port Chester Railroad.

The purchase and improvement of tracts of land in The Bronx.

The placing of many apartment houses and hotels under one management, so as to reduce largely the operating expenses.

There is little likelihood of rentals of apartments and flats being lowered, for many reasons. Such rentals are likely to be increased greatly if the coal strike lasts much longer. Some owners of steam heated apartment houses and flathouses are reported to have already charged $15 more a month than last year for small flats furnished with steam heat. With the price of land soaring skyward in the most desirable sections of the city, and with the cost of building greater than for many years, there are practically no signs that the cost of living in flathouses or apartment houses or in any building with a roof over it will be less or be the same as last year. Fortunate indeed is the person who obtained a long lease some years ago to a cosy and well located flathouses or apartment house steam heated and furnished with modern conveniences.

Among the principal operations of the week was the sale of No. 41 West Thirty-fourth-st., at a record price, to the Thirty-fourth Street National Bank; the sale of the Hotel Bayard property, at Fifty-fourth-st. and Broadway, to a syndicate; the purchase of the New-York Theatre by Klaw & Erlanger, and the sale of the Criterion Theatre to Charles Frohman and Rich & Harris.

SALES REPORTED YESTERDAY.

Charles Hibson has sold for Ada G. B. Reckewell the four story and basement private house No. 144 East Thirty-third-st., size 188x25 feet.

Stone & Co. have sold for Moses Misch to James J. Hefferman Nos. 130 and 132 West One-hundred-and-ninth-st., two five story double flathouses, on a plot 50x100 feet, for $59,100.

B. Flanagan & Son and William S. Kane have sold for Herbert E. Sudderly No. 532 West Fifty-fifth-st., a five story tenement house on a lot 25x100.5 feet.

James L. Libby & Son have sold for the Buckout estate a plot of fourteen lots at the junction of Tremont-ave. and One-hundred-and-seventy-sixth-st., facing Tremont-ave. plaza, to Henry A. Koelsch. In part payment Mr. Koelsch gives Nos. 1,644 and 1,646 Park-ave., two five story flathouses, with stores, on a plot 50x90 feet.

General Eugene Griffin is the buyer of No. 17 East Eighty-sixth-st., and the seller is the Continental Building and Holding Company.

James J. and Charles S. Dumas have sold to Harris Levy No. 140 Ludlow-st., old buildings on a lot 25x89.2 feet.

Charles A. Weber & Co. have sold to Louise Schroeder No. 2,454 Lorillard Place, a two story two family house.

Laumeister & Co. have sold the five story double flathouse, on the south side of One-hundred-and-fiftieth-st., about 250 feet east of Brook-ave.

Joseph Weil has sold for J. C. Barr No. 981 Dawson-st., a two story family dwelling house, near Union-ave.

Joseph Golding and Frank Hillman have bought No. 40 Avenue D, northeast corner of Fourth-st., old building, on a lot 24x100 feet.

William I. Caven has sold a three story building at the southeast corner of Water-st. and Catherine Slip. It is on a lot 18 2x53.8.

Sender Jarmulowsky has sold to A. Silverson old buildings at the northeast corner of Attorney and Grand sts., on a plot 40x90 feet.

Duff & Brown have sold for Thomas A. Roe No. 2,713 Eighth-ave., a five story double flathouse, with stores, on a lot 25x100 feet.

George Potts has sold to Irving I. Kempner No. 49 West Seventy-first-st., a four story and basement dwelling house, on a lot 18x102.2 feet.

The Metropolitan Express Company has obtained a lease to No. 178 Washington-st. and Nos. 73 and 75 Dey-st., for five years, from Elizabeth C. Hedden, for $5,000 a year.

PROPERTY NEAR UPPER RIVERSIDE.

Persons seeking homes in the upper part of the city have recently been attracted by the charms of the section contiguous to the Riverside Drive north of Ninety-sixth-st., where an unusual number of the new, high class residences in that section have been sold during the last season.

This is only a forecast of what is to come in the near future, for when the new subway is completed, making this district more accessible, there is bound to be a rush in this direction, and property values will undoubtedly take a decided advance.

ALTERATION PLANS TO HOSPITAL.

Plans were filed yesterday at the Bureau of Buildings, for alterations to a four story brick office on the north side of Twenty-sixth-st., 290 feet east of First-ave. The building has been occupied as the Bellevue Medical College. The alterations will make it a dispensary, with dormitories, and will cost $35,000. The city is the owner. H. Kreitler, of No. 120 Liberty-st., is the architect.

REALTY STOCK INCREASE APPROVED.

Albany, Aug. 23.—Superintendent Frederick D. Kilburn, of the State Banking Department, has approved of an increase of capital of the Central Realty Bond and Trust Company, of New-York, from $1,000,000 to $2,000,000. The certificate of increase is signed by Henry Morgenthau, president, and Ernest Ehrman, secretary of the company.

MAIDEN LANE PARCEL CHANGES HANDS.

S. Steingut & Co. and the East Side Realty Company have sold for Charles F. Knapp to Philip Horowitz, Nos. 41 and 43 Maiden Lane, two six story buildings, on a plot 43x130 feet. In exchange Mr. Horowitz gives Nos. 104 and 106 Second-ave., an eight story flathouse, on a plot 51.9x87 feet.

SALE OF BROOKLYN LOTS.

M. Lindheim & Co. have sold for E. H. Litchfield to Sidney Kempe thirty lots at the northeast corner of Eighth-ave. and Fifth-st., Brooklyn, being 100 feet in the avenue and 597.10½ feet in the street, for $115,000.

COLLEGE POINT HOTEL SOLD.

Henry M. Ribeth has sold for E. Bunge a hotel on a plot 100x200 feet in Seventh-ave., between Eleventh and Twelfth sts., College Point.

THE TRIBUNE'S PICTURE DID IT.

The demand for apartments on the upper West Side appears from present indications to exceed the record of all former seasons, and owners of apartment houses look forward to a period of unusual prosperity. The office of Slawson & Hobbs, a well known West Side real estate firm, which has charge of the majority of high class apartment houses on the West Side, between Fifty-fifth and One-hundred-and-tenth sts., has been fairly besieged throughout the last week with applicants for apartments. No less than two hundred apartments were leased by this firm in the course of the last week.

In the Ansonia a large number of apartments were rented for periods of from one to five years as a result of the full page picture and the descriptive article which appeared in the Magazine Supplement of last Sunday's Tribune. The demand for apartments in this remarkable building surpasses the most sanguine expectations. Slawson & Hobbs predict that there will be very few apartments left for rent in the Ansonia by October 1.

The reason for this extraordinary prosperity is that, while the demand for accommodations from tenants has increased, there has been a considerable lapse in building in the West Side section south of Ninetieth-st. Between Fifty-ninth-st. and Ninetieth-st., as a matter of fact, plans for only six new apartment houses have been projected since January 1, 1901. Beyond Ninetieth-st., in Harlem and lower Washington Heights, the volume of current production is greater, but even there it is considerably below that of previous years. On the other hand, the demand for apartment housing is unquestionably greater than for several seasons.

TO SAVE HOUSE HUNTING TERRORS.

An enterprising young woman who is said to have good social connections in this city has launched out into the novel business of acting as a searching agent for those who wish to buy or rent houses or apartments. Every one knows what the weary search for a suitable home entails in cost of time and nerve energy. The young woman in question proposes to relieve folks of all this wear and tear, and sift down whatever suitable supply there may be in the market and submit to her clients the results of her search.

THE BRONX BUILDING PLANS.

One-hundred-and-sixty-fifth-st., south side, sixty-five feet east of Boston Road, one story brick bowling alley, 32.40x115 feet; the Union Republican Club, owner, No. 3,142 Park-ave.; The Bronx Architectural Company, No. 3,307 Third-ave., architects, $4,000.

REAL ESTATE TRANSFERS.

9th-ave, n e corner 54th-st, 2..5x100; George Monk and another to John J Byrne; mortgage, $47,000 ..... $100

Delancey-st, s s, 25 ft e of Norfolk-st, 25x75; Samuel Levy to Samuel Greenfeld; mortgage, $16,000 25,000

NEW BUILDING PLANS.

Madison-ave and 37th-st, n e corner, for a three and seven story brick dwelling house, 49x91.3x irregular; J R De Lemar, Hotel Netherland, owner; C P H Gilbert, No 1,123 Broadway, architect $325,000

FRENCH RAILWAY CUSTOMS.

A SEAT MAY BE HELD BY LEAVING A COAT IN IT.

From London Travel.

It is to be feared that many English and American travellers in France expect to find the same laws and regulations obtaining on French railways as they are accustomed to at home, and when they find that they are very different they are too apt to resent it—an attitude which occasionally results in collisions with the officials. The following hints on points of railway customs and etiquette in connection with which trouble often ensues may not, perhaps, be superfluous.

Claims to a Seat.—The right to a seat, which has been engaged by placing upon it a coat or some other article, has actually been legalized by a recent test case in the French law courts, while this right in England depends, of course, solely upon custom, and cannot be enforced. Not only this, but in France each passenger is legally entitled to the use of that portion of the rack and floor immediately above and below his seat.

Control of Windows.—English travellers often complain of the tendency of French travellers to keep the windows closed unnecessarily. It is the best policy to put up with this annoyance, as an appeal to the guard will not, as a rule, be successful. His sympathies are likely to be with his compatriots, who regard the love of English people for open windows as a foolish fad, and one, too, which is dangerous to health.

Smoking Carriages.—The rule for smoking on French railways is the reverse of that which obtains in England. Though carriages for fumeurs are provided, smoking is permitted in any carriage with the consent of the occupant, and in practice almost every compartment except those labelled dames seules is a smoking one.

Tips to Porters.—English travellers are apt to inveigh against the greed and rapacity of French porters, especially at Paris stations. This is probably due to ignorance of the fact that at Paris termini the facteur who fetches a cab from outside the station—and this is usually necessary—is entitled to a gratuity, and in Paris one franc is customary. This being the case, the traveller who presents him with a few coppers (which would be civilly accepted at a London station) must not be surprised if he is confronted with black looks.

Customs Examination.—At Calais, Boulogne or Dieppe the traveller should be on his guard against accepting the services of a man in semi-uniform (not a porter), who will offer to see the traveller's luggage through the customs. His services will cost you a fee of 2s 6d.

FURNISHED FUN FOR THE CAR

HAD DRUNK NOT WISELY, BUT TOO WELL—AMUSING INCIDENTS OF UPTOWN TRIP.

It was only one man who had been industriously looking at the wine when it was red and the beer when it was brown, to say nothing of the rest of the spectrum, but for a time he furnished enough interest and excitement in an Amsterdam-ave. car to put any vaudeville company far back among the pines.

It was early evening when he boarded the car at Sixtieth-st. by the aid of the conductor and a friendly passenger, with the audible announcement that he wanted to be taken home. As he made his way through the door with considerable difficulty and took the last vacant seat in the car, a smile of happy anticipation went the rounds of the other tired and bored passengers. The smile rapidly became audible as the car stopped to let on two women, and the hero of the occasion rose with tipsy gravity to offer his seat. Just then the car gave a lurch forward, his none too steady legs gave way, and both women were suddenly, to their consternation, enfolded in a close, if somewhat drunken, embrace. A gale of laughter swept the car, led by a young looking man with red hose and a brilliant green tie. The latter evidently caught the tall man's eye, for the latter turned and said: "Well, what are you laughing at? You didn't get up to give them a seat!" He of the brilliant hose turned a violent scarlet and hurriedly left the car, while the other passengers joined in a roar of laughter and some little applause as the tall man by tremendous endeavors succeeded in reaching the front door and staggered out on the platform with the announced intention of "cooling his headache." From this position he was rescued by the conductor, submitting with great gravity and nonchalance as the latter carried him bodily in again and stood him carefully against the door.

Near the upper end of the car sat a grouchy looking individual, who had been absorbed in his paper and looked personally insulted every time any one laughed. The car grew quiet with interest as the devotee of the flowing bowl took his seat beside this man and opened conversation:

"What's the news?"

No answer.

"How are stocks to-day?"

No answer except a glare of offended dignity.

"Oh, it's you, is it?" continued the imperturbable tall man. "How is it down on the old farm now?"

No answer except another glare of helpless rage, as a chuckle went around the car, and the tall man turned away, slapped himself three times daintily on the wrist and exclaimed, "Oh, well! I don't care, he's not in me clawss, anyway!"

This brought down the car, as the victim hurriedly retired behind his newspaper.

The car had reached Ninetieth-st., when it stopped, and a stout, pompous old woman made her appearance at the forward door. She stood superciliously looking down the car for some man to rise. There was dead silence, broken, or rather shattered, by the dramatic tones of the tall man: "Ha, ha! Columbus discovering America. I'm discovered. Anyway, here's Grant's tomb, where I live, so I'll get off." And get off he did, while the stout lady went into an apoplectic trance of unspeakable rage, and the passengers heaved a sigh of regret over the end of their fun.

TAKES MRS. HUNTER HOME.

DR. MARY J. M'CLEERY FURNISHES BAIL FOR WOMAN WHO WAS ARRESTED FOR VAGRANCY.

Mrs. Jean Harris Hunter, of No. 295 Livingston-st., Brooklyn, who says she is the widow of Alexander Hunter of the Chicago Board of Trade, was re-arraigned in the Tombs Court yesterday before Magistrate Hogan. The woman was arrested Friday, in front of the offices of Kuhn, Loeb, & Co., No. 27 Pine-st., by Detectives McAvoy, Platte and Barry, of the Central Office, on a charge of vagrancy.

Mrs. Hunter was pale and cried most of the time she was in court. As she was brought into the courtroom Dr. Mary J. McCleery, who figured in the case of the death of Hattie Larocque, arose from a seat at the back of the room and kissed the prisoner.

Subpœnas had been served on many firms who were said to have assisted Mrs. Hunter. At the hearing the following firms were represented: William Hutchinson, Maxwell & Scoville, Lewisohn Brothers, Grossbeck & Sterling, John M. Shaw & Co., Moore & Schley, Post & Flagg, Lockwood, Hurd & Co. and Funch, Edye & Co. Members of some of these firms said that they had given the woman $5.

The first witness called was Dr. McCleery, who gave her address as No. 148 West Forty-first-st. She was asked if she knew Mrs. Hunter, and replied that she had known her for four years, and that during that time Mrs. Hunter had been a frequent visitor at her house.

"I was very much shocked when I read the account of her arrest in the newspapers," said the doctor. "I never heard of her begging. The only aid I ever knew of her receiving was from a church, which helped her to send her children to school. Collis P. Huntington and his adopted son were much interested in her. The latter visited her several times. Mr. Harris, her brother, had rented my front room for the purpose of starting a mission."

At the conclusion of Dr. McCleery's testimony Magistrate Hogan adjourned the case until to-morrow at 3 o'clock, holding the prisoner in $500 bail. Mrs. McCleery advanced the necessary bonds, giving as security her household furniture.

A tall, well dressed young man, who was in the courtroom, said he was Mrs. Hunter's son. He said he was always willing and able to support his mother, and could not understand the charges made against her.

Mrs. Hunter went to Dr. McCleery's house. There the latter said: "I don't know but what it was a mistake for me to appear in court, as it will stir up that old story of Hattie Larocque, but one doesn't stop to think of those things when a friend is in trouble."

Mrs. Hunter would not speak to a reporter.

Chicago, Aug. 23.—Chicago Board of Trade men do not know of Mrs. Harris Hunter, who has been arrested in New-York for vagrancy. There never was a president or vice-president of the board named Hunter.

THIEVES RIP HER CASHBAG.

THEY MAKE AWAY WITH $250 ON A STREET-CAR.

Paterson, N. J., Aug. 23 (Special).—Mrs. Samuel Hilton, of No. 196 West Twenty-fifth-st., was the victim of a daring daylight robbery this morning. Mrs. Hilton came to town this morning to draw money from the bank to pay off the employes of her husband, who runs an iron foundry in this city. After receiving the money from the bank Mrs. Hilton placed it in a black silk bag, and, taking a trolley car at Jersey-st., she noticed four men, but did not pay any particular attention to them, when they got on the same seat with her. After riding a few blocks the men alighted. A minute later Mrs. Hilton happened to look at her bag, which contained $250, and saw a large rent in the silk. Making an examination she found that all the money had been extracted. She hastened to the police station and told the story, but could give only a meagre description of the young men.

$1,000 AND COSTS FOR SON'S DEATH.

AFTER FOUR VERDICTS GRAHAM'S NEGLIGENCE CASE ENDS IN A COMPROMISE.

A suit brought by Abraham L. Graham, of Jersey City, to recover $5,000 for the death of his four-year-old son, Melville, was yesterday compromised, the company agreeing to pay Graham $1,000 and all costs. These costs amount to about $3,000. Young Melville was killed six years ago. His father at once brought suit, and the jury gave him $5,000. This verdict was set aside as excessive. A second trial resulted in the same way. It was on this trial that Justice Gummere gave his decision that $1 would cover all the financial loss to which a parent was subjected by the death of a child four years old. In all the case has been tried and the verdict set aside five times. In four cases the jury gave Graham $5,000. In one case he was awarded $2,000. That was set aside as insufficient.

ACTRESS ARRIVES IN THE STEERAGE.

SHE SAYS SHE CAME THIRD CLASS BECAUSE SHE COULD NOT GET CABIN ACCOMMODATIONS.

Among the steerage passengers on the Philadelphia, which arrived here yesterday from Southampton, was Della Patterson, who said she was an actress who had been obliged to sail in the steerage because she could not secure cabin accommodations. She said she came originally from California, but that her home was now on Long Island, where she had a husband living. She went to England two years ago, according to her statement, in a company headed by Lily Langtry, and had been a member of that company until she left it to come to this country. She was able to satisfy the immigration authorities of the truth of her statements and was permitted to land without going to Ellis Island.

GERMAN ANGLOPHOBIA.

A NOTEWORTHY STATEMENT BY AN EMINENT GERMAN JURIST.

Correspondence of The London Post.

Germans afflicted with Boeritis in an aggravated form, who almost foam at the mouth when the word "Chamberlain" is mentioned, have frequently told me that they do not "hate" Great Britain or the British.

The same view has been put forward by many recent writers on the subject of the war. They would attribute the origin and continuance of the present excitement solely to German indignation at the "corrupt motives" on which British South African policy is based, and at the "inhumanity" of the British methods of warfare. The Germans, they protest, are far from "hating" the British.

Among others the veteran writer Herr Friedrich Dernburg has written on this point. While admonishing the self-appointed "dilettante statesmen" of Germany to refrain from inciting two great nations into hostility, he denied the prevalence in Germany of actual hatred against Great Britain.

The admonitory essay of Herr Dernburg has now elicited from the celebrated jurist Dr. Kekule von Stradonitz a deeply interesting and instructive "open letter" to that writer. The letter is entitled "Against the Stream." Dr. von Stradonitz writes:

"In your essay on the 'cult of hatred' you expressed admirable sentiments on the subject of Anglo-German relations. It is true that, despite isolated voices which remain without effect, despite soothing and explanatory semi-official articles in the 'Cologne Gazette' which are known to have been written or inspired by the Foreign Office in Berlin, we have set ourselves to 'jeer' at Great Britain. Beyond a doubt, our press and our public opinion have contributed largely toward instilling the Boers with the insane belief that a Continental power would take some steps in their favor. Those who nourish these and similar hallucinations among the Boers are also to blame for the misery they have suffered and still suffer. Undeniably, the majority of Germans have lost all sense of impartiality and human feeling as regards the actions and the sufferings, the profound and painful sufferings, of Great Britain, and as regards the manly composure with which Great Britain bears her sufferings. It is most true that 'our amateur statesmen are uselessly estranging and inciting two great and kindred civilized nations.' But in regard to one point you are decidedly wrong. Hatred against Great Britain, or, more correctly expressed, against the British people, is undoubtedly prevalent in the widest circles in Germany—among the intellectual aristocracy, not in the select ranks of the really and scientifically educated, not among those who, as they say, occupy an admittedly leading position in the nation, but most certainly among the great masses of the population."

"It is true that there has been, as Professor Mommsen recently said, 'a period, now dead, when the German looked up to the Englishman as to an older and more advanced brother.' But all memory of this appears to be lost to us; and since my school days the dislike of Great Britain has become decidedly worse. Since the Boer war began it has developed into genuine hatred; or is it no sign of hatred that in recent years German comic papers should have defamed the venerable Queen of England in the vilest manner, in a manner which really does not differ much from the notorious numbers of the 'Rire' (Où les Français and 'Guillaume II.' and that these German comic papers should enjoy universal applause and immense sales? Is it no sign of hatred against Great Britain that a reputable paper should dare to publish representations concerning whom the German Emperor should and should not receive, and this because his majesty had accorded the honor of a reception to Houston Stewart Chamberlain, a serious and notable savant, who, by the way, is a lecturer at Vienna University and has had a completely German education? Is it no sign of hatred against Great Britain that in the matter of the Boer war everything—yes, absolutely everything—announced by the British in the way of successes or advanced by the British in answer to reproaches should be described as 'lies,' whereas everything, without exception, brought forward from the Boer side should be stamped as a success, and all the accusations levelled by the Boers against the British should be assumed to be true? Can there be any other explanation of the fact that we have converted Paul Kruger into a German national hero—a man who in the hour of stress, when danger threatened him, cleared out of his fatherland, had himself and his millions conveyed to a place of safety, and left not only the cause of his people but also his wife and his family in the lurch? We might become enthusiastic for De Wet and Botha and Delarey and all the rest of them, for those heroic fighters to the last breath for a lost cause, for those men from whom even their British opponents do not withhold respect. But for a Kruger! Why, it is an established fact that his riches have not been acquired in an altogether reputable fashion."

THE SOURCES OF SLANDER.

"If you desire to learn the nature of the hatred against Great Britain, then you must not derive your knowledge merely from the respectable journals of our big cities—journals which are conducted by highly educated and capable men, and which are friendly to the Boers rather than hostile to Great Britain. You must read the hole-in-the-corner gazettes, the 'Generalanzeiger for X. Y. and the Neighborhood,' the small provincial press. If you only knew in what a shameful manner the German Emperor has been slandered in this portion of the press because of the decoration of Lord Roberts with the Black Eagle! Here the only explanation can be the 'hatred' of Great Britain. Go into the small towns of Germany, sit in the public houses and listen to the pothouse politicians. It is everywhere the same. It is a most fatal infatuation.

"'The Boer war,' Mommsen recently wrote, 'has accentuated the antagonism; but it did not produce it.' The great historian is right. The exaggerated partisanship in Germany for the Boers and against the British is a symptom, not the cause of the antagonism. If, then, Mommsen speaks of a 'profound and incurable chasm which now gapes between the two nations,' the opinion he expresses is certainly more correct than yours, which seeks to deny the hatred against Great Britain. Nothing is therefore more natural than that it should have become an article of belief in Great Britain, from which scarcely any one dissents, that Germany hates Great Britain and the British, and that British newspapers should repeat this day by day. Unfortunately, the British newspapers are speaking the bare truth. Why should they not? People in Great Britain are especially sensitive to the German hatred of them. They understand the aversion of France. It is old, and has been fanned afresh by the 'defeat of Fashoda.' But the British had accustomed themselves to regard Germany as a close relative and a good friend. The disappointment is a painful one. The British now regard the Germans as disloyal friends. This I know from the utterances of many English people. It is not at all surprising, therefore, that we should have aroused in the British the feeling that we Germans, as you say, 'entertain a special dislike for them.' I deny, however, that we have 'inflamed the hatred of the British against us.' The German Emperor is today the most popular man in Great Britain, and that fact still has its effect. The British regret our unfriendliness, but they do not yet hate us. If, therefore, Mommsen describes the chasm as 'profound and incurable,' I must express the view that the chasm—as viewed, at all events, from Great Britain—is at the present time profound, but that it has not yet become incurable.

TIME FOR CONCILIATORY ACTION.

"It is consequently high time that those 'left over from a period that is dead who deplore more than the younger generation the yawning chasm between the two nations,' like Mommsen, and that those of 'the German educated world who are filled with contempt of the wantonness of hating Great Britain,' as you say, should co-operate and endeavor to extinguish the prairie fire before it has become uncontrollable, to close the rift before it has become too wide to be bridged over, and to prevent the development of a racial hatred which finally, despite the goodwill of the government, despite the friendly relations and ties of consanguinity uniting the two sovereign houses, must lead to a collision which would bring endless misery on the world. . . . The future belongs to the unison of the three great Germanic nations, Germany, Great Britain and North America. In this way only can we permanently withstand the danger which threatens us from the East. The Roman peoples will not be able to help us here. They are in decline. But if we continue our present ways then we shall live to see Great Britain effect an understanding with Russia and with her good friend France. That would be a pleasant triple alliance against Germany."

The exhortations of Dr. von Stradonitz, I am bound to say, appear to have shared the fate of those semi-official explanations to which he refers in the opening sentences of his letter.

IN A FOG OF BATS.

From The Baltimore Sun.

"I have experienced many kinds of showers in my sea life," said Captain Harland, of the British steamer Hardanger, in port yesterday, "but it remained for me to feel the effect of a rain of bats on the trip down the coast from New-York to Baltimore.

"Last Tuesday night, when about ten miles off the Delaware, we were suddenly being struck in the face and on our heads, and sometimes on our bodies, by myriads of birds, as we supposed. We were not long finding out that the sudden attack was from beats of bats, if I may apply that term. It was with difficulty that those on deck could protect themselves from injuries from their sharp, finlike wings, as they flew about in all directions. We ran out of the flock during the night, but next morning we captured a number on deck, where they had fallen exhausted. I took up one which had under its wing an infant bat, which it had carried far out to sea, and during the time it was beating about our decks, against the rigging, boats and smokestack, this tiny infant had held on and fallen with its exhausted parent to the deck. I shall try to raise the pair, and also several others.

"I doubt if there is anybody who can boast of such a queer capture and has the idea of making pets of them. I shall look up natural history and seek some plan to preserve their lives, and see what will be the result."

The battle with the bats, Captain Harland says, was renewed to a less extent during Wednesday night in the Chesapeake Bay. He cannot recollect of having seen bats at sea before.

THE LONDON SEWER HUNTER.

From Chambers's Journal.

The London sewer hunter before commencing operations provides himself with a bullseye lantern, a canvas apron and a pole some seven or eight feet in length, having an iron attachment at one end somewhat in the shape of a hoe. For greater convenience the lantern is invariably fixed to the right shoulder, so that when walking the light is thrown ahead, and when stooping its rays shine directly to their feet. Thus accoutred, they walk slowly along through the mud, feeling with their naked feet for anything unusual, at the same time raking the accumulation from the walls and picking from the crevices any article they see. Nothing is allowed to escape them, no matter what its value, provided it is not valueless. Old iron, pieces of rope, bones, current coin of the realm and articles of plate and jewelry—all is good fish which comes to the hunter's net.

Summer Resorts. | Summer Resorts.

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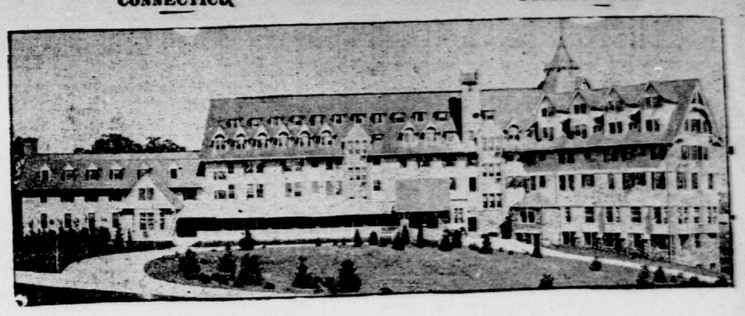

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