OLD CITY HAS NO MORE ROOM FOR SMALL HOUSES

Private Dwellings Are Disappearing Fast in Manhattan.

New York is dividing its people rapidly into two distinct classes—the flat-dwellers and the families who live in private houses.

Flat-dwellers are crowding into the cramped Manhattan sections or moving into the nearer suburbs on the new rapid transit lines, but families who want to live in private dwellings have to move into the outer suburbs unless they can afford to pay high rents and are willing to make their homes in congested districts.

Manhattan has become impossible for persons in moderate circumstances who want to live in private dwellings. Only the wealthy can afford the luxury. Builders have stopped planning dwellings for one and two families. Builders of that class have transferred their operations to the far suburbs.

Mansions for Manhattan.

Mansion builders were the only ones who put up private houses in Manhattan last year with the exception of less than a dozen dwellings on Washington Heights or North Harlem at the far edge of the residential section. And the total number of dwellings of all kinds built in Manhattan was only forty-one. They called for an outlay in construction of $2,597,800. The average for each house was $63,361, which proves that the construction was not for the poor or for the middle class, but for the very wealthy, because the site for a house of that cost would average above $50,000, making the completed dwelling represent an investment of at least $113,361. Its furnishings and other necessary outlays would bring the total to $150,000. Only the very wealthy live in such homes.

From an estimate of this year's work it is believed that not more than a score of private dwellings will be built in Manhattan. And the stock of old dwellings is being diminished at a startling rate every year by the expansion of business, the covering of large areas with public improvements, and the replacing of old dwellings with big flat-houses or hotels.

Old Dwellings Disappear.

Manhattan has been declining as a centre of private dwellings ever since 1890. In that year 835 private dwellings were built. The total fell to 661 in 1891, but it rallied to 710 in the following year. In 1893 the total was 511; in 1894 it dropped to 494; then it rose to 515 in 1895. It fell in 1896 to 410; in 1897 to 492; in 1898 to 339; in 1899 to 358; in 1900 to 112.

More Jersey Excursions.

Metuchen Realty and Improvement Company will take an excursion party to Metuchen Estates to-morrow, over the Pennsylvania Railroad, at 12.30 o'clock. Agents with free tickets will be at the Cortlandt street ferry. Metuchen is twenty-two miles away, on the new rapid transit lines. The Estates is divided into acre, half-acre and quarter-acre sites.

Kline Realty and Improvement Company will run an excursion to Rahway to-morrow at 11.30 o'clock. It is on the Pennsylvania Railroad, nineteen miles out. Agents will give free tickets at the Cortlandt street ferry. The running time is thirty minutes. It will be reduced to twenty by the new tunnels.

T. F. ARCHER IS A SURE SHOT ON LONG ISLAND.

He is one of the most active auctioneers and brokers in the Queens section, where he heads a $200,000 Jamaica corporation.

CASEY HAS A AUTO SHOW OF HIS OWN

Sergeant Gathers in 36 Drivers and Their Cars—All but One Held.

Sergt. Casey's industry in corralling speeding motorists turned the West Side Court and the block where it is situated, on West Fifty-fourth street, into a regular automobile show to-day. Thirty-six machines were stopped last night between 6 o'clock and midnight, and all the chauffeurs but one were held for Special Sessions.

The chauffeur of E. H. Harriman's car, Paul W. Rohok, was the only one not held by Magistrate Walsh, and that was because Mr. Harriman's lawyer, Judge Foster, was engaged on a case elsewhre and asked for a postponement until to-morrow.

In Mr. Harriman's car were the financier's daughter, Miss Cornelia Harriman, who recently recovered from an operation for mastoiditis, and Miss Twombly. They were going to the Harriman home, No. 874 Fifth avenue, and the car was timed by Sergt. Casey between Forty-eighth and Fifty-third streets on Sixth avenue. He said they were running at twenty-six miles an hour.

Bernard Harms, the chauffeur of John W. Gates's car, was one of those held. In the car with him was James Hopkins, who was going to the Hotel Plaza to join Mr. Gates. Sergt. Casey said Harms was driving at a rate of twenty-five miles an hour.

Sixth avenue has been a favorite ground for the speeders lately, and so numerous have been the complaints that Sergt. Casey and his bicycle squad were directed to devote special attention to the neighborhood.

RUNAWAYS KILL CHILD.

While driving a heavy truck down Thirty-ninth street, Brooklyn, yesterday afternoon, Organzo Citrangolo lost control of the horses and they dashed into a group of children who were playing in the street at Seventh avenue, instantly killing four-year-old John McCloud, of No. 746 Thirty-ninth street.

Where a hundred perfumes simply make their presence known there is one that captivates,

Kerkoff's Djer-Kiss

(Pronounced Dear Kiss)

The most dainty and distinctive of French perfumes.

Violette Kerkoff possesses the true violet fragrance.

Kerkoff's Vera Stella is new this season.

For Sale Everywhere

KERKOFF, PARIS

Changes of Bill at Theatres, But Nothing New Next Week.

THERE will be no new plays at the Broadway theatres next week, and the Garrick, where "Toddles" closes to-night, will be dark.

• • •

E. H. Sothern, at the Lyric, will divide the week between "If I were King" and "Lord Dundreary."

• • •

Henry Miller has arranged that Monday night's performance of "The Servant in the House" shall be complimentary to the clergy. Those who care to accept will have tickets sent them upon written request addressed to Mr. Miller at the Savoy Theatre.

• • •

James T. Powers, in the musical comedy, "The Blue Moon," will be the attraction at the Grand Opera House.

"The Smart Set," with a colored company, will be seen at the American.

The Spooner Stock Company at Blaney's Lincoln Square Theatre, will play "A Bachelor's Honeymoon."

"Under Southern Skies" will be the attraction at the Fourteenth Street Theatre.

The West End Theatre will have "The Volunteer Organist."

"The Outlaw's Christmas" will be seen at the Star.

"The Girl of the Golden West" comes to the Yorkville.

The Joseph King Company will play "East Lynne" at the Metropolis.

The Nightingales will be at the Dewey.

The Colonial Belles are announced for the Gotham.

At Hurtig & Seamons will be The Casino Girls.

The Murray Hill will have Sam Scribner's Big Show.

In an effort to popularize among women the Saturday performances of the German "Merry Widow" at the Orpheum, Third avenue and Thirteenth street, feminine patrons of music stores and of the musical departments of certain uptown shops will be provided with tickets good for a parquet seat on presentation at the box office and the payment of ten cents.

VAUDEVILLE ATTRACTIONS.

At Hammerstein's will be Houdini, the handcuff king; Eugenie Fougere, the French chanteuse; Harry Tate's "Motoring"; Rosie Lloyd, Arthur Dunn and Marie Glazier, Fred Niblo, Willard Sims and company in "Flinder's Furnished Flat"; Leona Thurber and her Blackbirds, and others.

The Colonial will have Harry Von Tilzer, who will sing his latest successes; Benjamin Chapin in his impersonation of Abraham Lincoln, Al. Shean and Charles Warren, in their burlesque of "Quo Vadis"; Ye Colonial Septette, Edward F. Reynard, ventriloquist; Emma Francis and her Whirlwind Arabs; Howard and North, Meredith Sisters, and the Marno Trio.

Alice Lloyd will head the bill at the Alhambra, where others will be Captain George Auger and his lilliputians, in "Jack the Giant Killer"; Ida Fuller in new dances; Callahan and St. George in "The Old Neighborhood"; James Thornton, the McNaughtons, Welch, Mealy and Montrose, Hal Merritt, and Great Scott.

Keith & Proctor's theatres: Lawrence D'Orsay in "Footfalls," a one-act play by Robert H. Davis, will appear at the Fifth Avenue Theatre, where the bill will also include Maurice Levi's Band, Lily Lena, and Mr. and Mrs. Sidney Drew in "Billy's Tombstone." At the Fifty-eighth street house will be Gertrudue Hoffman in imitations "A Night in the Slums of London"; Adeline Dunlop and company in "The Operator"; Clarance Wilbur and company, Reiff Brothers, and others. The bill at the One Hundred and Twenty-fifth street theatre will include Agnes Scott in "The Wall Between"; William Courtleigh in "Peaches"; Byrne Brothers in "Eight Bells"; Elfie Fay and James J. Morton. The stock company at the Harlem Opera House will play "Becky Sharp."

At Tony Pastor's will be Cushing, Merril and Davis in "A Diamond Ring"; Emerson and Baldwin, comedy jugglers; McIntyre and McAvoy in "When Do I Eat?" Deltorelli and Glissando, musical clowns; Quigg and Mack, Montague's Cockatoo Circus, Lewis and Lessington, and others.

Atlantic Garden will have the arrington flying ring performers; Dudley and Cantya, Evelyn Sisters, Norton and Patterson, Margaret Rosa, the Avolos, acrobats, and new moving pictures.

S. M. Moore's New Orleans Minstrels will be a special feature at Huber's Museum.

BROOKLYN AMUSEMENTS.

"Broadway After Dark" will be the attractions at the Folly.

Master Joseph Santley will appear in "Billy the Kid" at the Bijou.

The Bachelor Club Burlesquers will be at the Star.

Clark's Runaway Girls come to the Gayety.

The Greater New York Stars will be seen at the Olympic.

MORGAN MEETS ITALY'S KING.

ROME, March 28.—King Victor Emmanuel to-day received J. Pierpont Morgan in private audience and conversed with him lengthily on American affairs, showing an intimate knowledge of doings in the United States. During the course of the conversation the King manifested his interest in the approaching Presidential campaign in the United States.

SAYS RHEUMATISM WILL GO FOREVER

Directions to Mix a Recipe Said to Overcome Dread Disease Promptly.

Recent hospital reports show that the dread disease, rheumatism, is teadily increasing throughout the country. All known means of relief are being suggested to save the great amount of suffering this winter, especially among those who are not in a position to pack up and visit the noted health resorts to be treated. Recent tests prove rheumatism not exactly a disease in itself, but a severe symptom of kidney trouble, a condition caused by clogged up pores of the eliminative tissues in the kidneys which fail to filter the poisonous waste matter and uric acid from the blood, permitting these substances to remain in the veins and decompose, usually settling about the joints and muscles, causing the intense pain, swelling and stiffness of rheumatism.

A well-known specialist, who has probably treated more cases of rheumatism than any one else, and who is also the most successful, gives the following simple treatment, which is harmless and inexpensive, and so simple that anybody can mix it at home.

The ingredients are: Fluid Extract Dandelion, one-half ounce; Compound Kargon, one ounce; Compound Syrup Sarsaparilla, three ounces. Go to any good prescription pharmacy and get these three vegetable ingredients and mix them by shaking in a bottle, taking as a dose a teaspoonful after each meal and again at bedtime.

There is nothing better in the world for backache, kidney and bladder trouble, too. Such symptoms as frequent and painful urination, soreness, weakness, general and nervous debility are caused by certain acids and poisonous waste matter, decayed tissue, etc., in the blood, which the kidneys will clear and purify after a few doses of this prescription.

REAL ESTATE FOR SALE—BROOKLYN.

I WILL TAKE THE RENT YOU ARE NOW PAYING

As payments on a lovely home in Brooklyn, only thirty minutes from New York; 5-cent fare.

HAEN'T YOU BETTER LOOK INTO THIS?

Telephone 7440—Cort. Special Manager, Room 67, No. 60 Liberty Street, N. Y.

A BARGAIN—3-family steam-heated flats, paying 15 per cent. of money invested; rented for $972; rents guaranteed. Apply 37 A. STRATTON, 270 Monroe st., Brooklyn.

BANKING AND FINANCIAL. BANKING AND FINANCIAL.

NEW YORK, March 26th, 1908.

TO THE PUBLIC:—

Pursuant to an order of the Supreme Court providing for the termination of the temporary receivership, and with the approval and consent of the Superintendent of Banks, the Knickerbocker Trust Company will reopen its main office and all its branches on Thursday, March 26th, 1908, at noon.

The new money paid in by the stockholders and the action of the depositors who assented to the plan for resumption place the Company in a strong position, where it may fairly claim the full confidence of its patrons. The following is a summarized statement showing the Company's condition at the opening of business March 26th:

ASSETS:

Cash on hand and in banks	$14,645,507.82
Demand Loans	11,189,670.85
Time Loans	14,947,469.49
Bonds and Mortgages	2,725,513.78
Investments	5,456,663.50
Real Estate	2,650,000.00
Accrued interest due to the Company	984,644.04
	$51,399,469.48

LIABILITIES:

Capital Stock	$1,200,000.00
Surplus and Undivided Profits	13,263,393.31
Due Depositors	35,701,515.21
Reserve for Taxes and Expenses Payable	253,818.44
Reserve for Receivers and Counsel Fees	400,000.00
Accrued Interest due by the Company	580,741.52
	$51,399,469.48

In the foregoing statement the Company's assets are in no case carried at a higher valuation than that placed upon them by the Superintendent of Banks after thorough examination, upon which he based his recommendation to the Court that the Company resume business. The amount written off is believed to be more than sufficient to cover all losses of every description.

The following have been selected by Henry C. Frick, Myron T. Herrick and Lewis Cass Ledyard, Voting Trustees, to constitute the new Board of Directors of the Knickerbocker Trust Company:

G. Louis Boissevain, Frederick G. Bourne, Franklin Q. Brown, Edward H. Clark, Dumont Clarke, J. Horace Harding, Charles F. Hoffman, Charles H. Keep, Hinsdill Parsons, Samuel T. Peters, Herbert L. Satterlee, William A. Tucker, Payne Whitney

The Knickerbocker Trust Company takes this opportunity to thank publicly the assenting depositors for their co-operation and assistance in bringing to a successful issue the plan for resumption of business. It is proper to point out that the interest of every assenting depositor is now identical with that of the Company's stockholders; both have direct pecuniary interest in assisting the future growth and development of the Company.

On and after noon, Thursday, March 26th, 1908, the Knickerbocker Trust Company will be prepared to transact business with all the facilities of a thoroughly organized Trust Company. It asks the confidence and good will of its former depositors, and respectfully solicits new accounts.

KNICKERBOCKER TRUST COMPANY,

CHARLES H. KEEP, President.

REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND.

THE ONLY FAIR FINANCE!

For wage earners and investors who have worked for their savings bank account is an investment that they themselves control.

OWN a Piece of New York City's Suburban Land at

MASSAPEQUA

Be your own "Captain of Finance" and you won't have to worry about what the other "Captains of Finance" do, or where they go, nor finally have to listen to the mournful details of why it didn't happen.

Remember the Captain of Finance who **prints** the stock knows just what its **water mark** is; you don't.

It is good finance to invest your savings in security that has NEVER depreciated—That you know NEVER will—That you know is now starting in on a great advance on account of over $600,000,000 Tunnel and Bridge expenditure. You, yourself, can "paw it over"—Stamp your feet on it—Dig into it, and, best of all, build your home on it.

And right now is the time to buy that piece of land.

Thousands of lot owners at Massapequa are making money and the great advance is just starting. This, New York's greatest suburban city site, is just now beginning to hum under that greatest of all industries, **The building of homes.** 35 minutes from Broadway through the tunnels, and the tunnels will soon be finished. The lots will then bring several times present prices.

Payment Plan, $10 Down, $5 Per Month Per Lot.

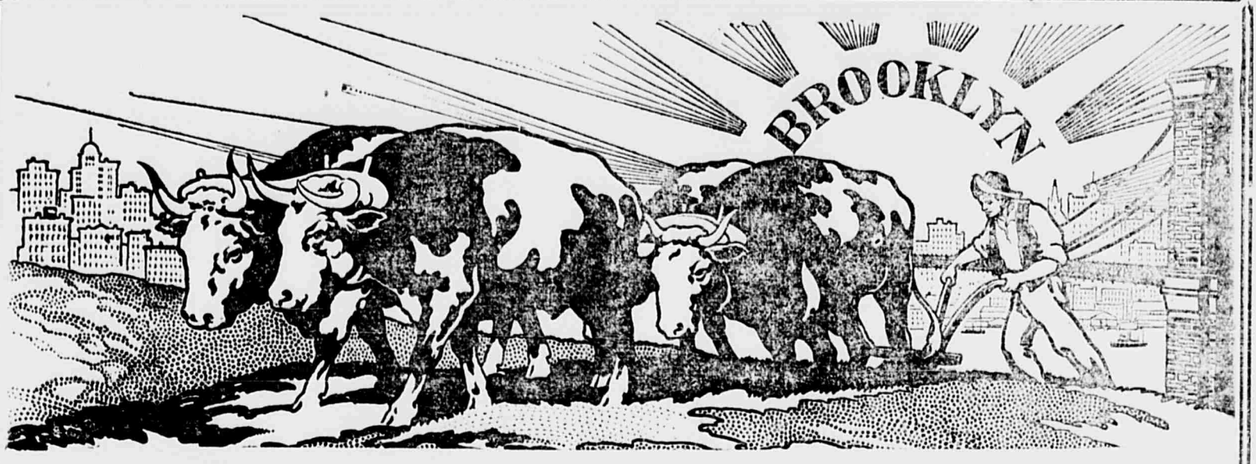
We will show you Massapequa Sunday, or any time by appointment, or will send full particulars on application.

We will furnish you with return transportation to Massapequa at 415 East 34th St. (2 doors from Ferry) or at Flatbush or Nostrand Ave. Depot, Brooklyn, for the 1,20 P. M. train this Sunday.

QUEENS LAND AND TITLE CO.,

Times Bldg., Times Sq., N. Y.

REAL ESTATE FOR SALE—BROOKLYN. REAL ESTATE FOR SALE—BROOKLYN. REAL ESTATE FOR SALE—BROOKLYN. REAL ESTATE FOR SALE—BROOKLYN.



PLOWING IN THE TRUTH ABOUT BROOKLYN REAL ESTATE

$1,000.00 CASH REWARD

IN order to stop all this talk about the superiority of Real Estate in the Bronx over Real Estate in the Borough of Brooklyn we make the following offer, good for two weeks:

Pick out any 5 lots in the Bronx with improvements, like those at South Flatbush, no further from transportation—same rate of fare—same time from City Hall or Delancey Street and purchasable on the same general terms, and if those Bronx lots can be bought for 3 times the price of our $490 lots at South Flatbush

We Will Pay You $1,000 in Cash

This is a bona-fide offer made to test the relative values of property in the two Boroughs. We offer to sell you a lot at South Flatbush equal in time transportation---improvement---to similar property in the Bronx, for 1/3 the price. Now, we believe Bronx lots are cheap and a good investment, but that Brooklyn lots are cheaper. Transportation and population create values. Brooklyn is not only getting, but has gotten the transportation. Brooklyn is not only getting, but has gotten the population.

Brooklyn Real Estate presents to-day an opportunity for investment unmatched in the world. How can you, dear reader, keep from visiting our property, or at least signing and mailing this coupon to-day?

SOUTH FLATBUSH

98 Lots Remain. Prices $490 Upwards.

$10 Down, $6 Per Month Upwards.

There are 98 lots left in this property. To stir up early Spring business we are offering these lots 50 per cent. cheaper than any other property in Brooklyn. But only for 17 days. On April 15th price of all lots at SOUTH FLATBUSH will be increased. Don't mind the weather. Don't let rain keep you away. Don't be lazy and let this chance slip by.

TO REACH SOUTH FLATBUSH take Flatbush or Nostrand Avenue Trolley to our South Flatbush Office, Avenue N and East 53d Street. Open every day, Sunday included.

Wood, Harmon & Co., W

261 Broadway, N. Y.

Please send me facts and figures about Brooklyn Real Estate.

Name.....

Address.....

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10 Exchange Pl., Boston, Mass. 38 BROAD ST., N. Y.

Customers' Room Overlooking the Curb.

Having Fun

Why sit lonely all the day,
Woe-begone and tearful,
When you might as well as not
Be happy, blithe and cheerful?
A Dog or Bird or Cat will drive
Dull care away, so get one
And see how happy you will be
When you begin to pet one.

A Sunday World "Want" Ad. Should Be Used To-Morrow if You Want a Family Pet to Arrive in a Hurry.

WORLD WANTS WORK WONDERS

PUBLIC NOTICES.

THE City of New York, Department of Taxes and Assessments, Main Office, Borough of Manhattan, Hall of Records, January 10, 1908.

NOTICE IS HEREBY GIVEN, as required by the Greater New York Charter, that the books called "The Annual Record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens, and Richmond," comprising the City of New York, will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the first day of March, 1908.

During the time that the books are open for public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, Hall of Records, No. 31 Chambers street.

In the Borough of The Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-seventh street and Third avenue.

In the Borough of Brooklyn, at the office of the Department, Municipal Building.

In the Borough of Queens, at the office of the Department, Hackett Building, Jackson avenue and Fifth street, Long Island City.

In the Borough of Richmond, at the office of the Department, Borough Hall, New Brighton, Staten Island.

Corporations in all the boroughs must make application only at the main office in the Borough of Manhattan.

Applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the Department in the borough where such person resides, and in case of a non-resident carrying on business in The City of New York at the office of the Department of the borough where such place of business is located, between the hours of 10 A. M. and 2 P. M., except on Saturday, when all applications must be made between 10 A. M. and 12 noon.

LAWSON PURDY, President.

FRANK RAYMOND,
NICHOLAS MULLER,
JAMES H. TULLY,
CHAS. PUTZEL,
THOMAS L. HAMILTON,
HUGH HASTINGS,

Commissioners of Taxes and Assessments.

REAL ESTATE FOR SALE—LONG ISLAND.

We credit rent to your purchase account.

LIBERTY HEIGHTS

(Woodhaven) Homesites

Write for maps and views of property.

BASTRESS, VOUGHT & CO.,
350 FULTON ST., BROOKLYN

REAL ESTATE FOR SALE—BRONX.

JUST OVER CITY LINE. Bronx values, half Bronx prices; Webster and Jerome av. trolleys, pass properties; proposed 5d av. "L" and subway will double values.

Room 500, 489 5th av., New York.

FLATS & APARTMENTS TO LET.

Unfurnished.

THE BEST
6 ROOMS WITH BATH
IN THE BRONX.
Extra large and light.
ONLY 8 FAMILIES IN EACH HOUSE
RENT, $30.
921 TIFFANY ST.
(near Dougan St.)
2 blocks from Simpson St. Subway station; also between Westchester Av. and Southern Boulevard trolleys. Apply on premises.

Low Priced Apartments for Rent.
305-7 WEST 140TH ST.
Four and five rooms to an apartment; light and airy; hot water and steam heat. Apply to janitor.

ELECTIONS AND MEETINGS.

NOTICE OF ELECTION OF DIRECTORS.

No independent nominations having been made for one or more vacancies to be filled in the Board of Directors of the New York Life Insurance Company, at its 1908 election of directors, and the Superintendent of Insurance having, as required by law, prescribed rules and regulations for conducting and holding said election, therefore, pursuant to said rules and regulations, notice is hereby given that the 1908 election of members of the Board of Directors of the New York Life Insurance Company will be held at the Home Office of the Company, No. 346 Broadway, in the City of New York, in the State of New York, on Wednesday, the 8th day of April, 1908, the polls to be opened at ten o'clock in the forenoon and to remain open until four o'clock in the afternoon of said day, at which time they shall be closed.

NEW YORK LIFE INSURANCE COMPANY,
By JOHN C. McCALL, Secretary.

Dated March 10, 1908.