

CHOICE PARCELS IN DEMAND.

FEW SALES OF OLD TENEMENT HOUSES AND UNIMPROVED SUBURBAN PLOTS.

More Money for Realty Projects than in Many Weeks—Investors Still Prominent in the Private Sales Market.

The number of realty transactions reported last week was small. No one expected a vigorous market, and therefore the character and the volume of the trading caused no surprise.

A stringency of money has affected realty trading for more than ten months, and in that time many owners of high class improved or unimproved property have sought a market in the auction rooms for their holdings.

Some brokers are not able to see this change for the better which has recently taken place in the real estate market because the recent financial disturbances have somewhat impaired their vision of realty matters.

NO. 30 EAST 62D STREET. A four story high stoop dwelling house, on a lot 23x25 feet. Recently sold by Henry D. Winans & May for Mrs. L. Josephthal.



NO. 83 EAST 64TH STREET. A four story high stoop house, on a lot 23x100 feet. Sold last week by Pease & Elliman, for the Louis Scholcher estate.

tenement and apartment houses were never on a better rental basis. And the same can be said about most of the improved parcels in the Bronx.

There is probably no market in the world where affairs are so quickly readjusted or strengthened as the real estate market. For instance, the majority of builders and realty leaders of this city became aware over a year ago that large sums of money which were usually loaned for furthering building operations could no longer be had.

IN THE PRIVATE SALES MARKET. The four story building No. 18 Catharine slip, on a lot 20x40 feet, sold recently by Douglas Robinson, Charles S. Brown & Co. for Mrs. Edith McCreery, has been read.

BUILDING ACTIVITY IN OCTOBER. Although building and construction throughout the United States have been exceedingly brisk during several years past, and have set a very high record, this volume is nearly maintained at the present time.

Contractors show that building operations continue decidedly active; twenty-nine cities show an increase varying from 100 to 290 per cent, and twenty-two show a loss ranging from 3 to 50 per cent.

TO SELL THE SARANAC.

Hotel Will Be Offered at Auction on Thursday.

The Hotel Saranac, formerly the Rossmore Hotel, No. 1457 to 1461 Broadway and No. 589 to 593 Seventh ave., is to be offered at voluntary sale at noon on Thursday in the Real Estate Exchange Salesrooms, Nos. 14 and 15 Vesey st., by Joseph P. Day.

Mr. Day will also offer on Thursday a number of other choice parcels, including the six story store and loft building at the southeast corner of Howard st. and Broadway, by order of the trustees of the Pullman estate.

On Tuesday, November 19, Mr. Day will seek in the Vesey st. salesrooms buyers for eighty-nine choice lots, known as the David B. Cocks property, in the Bronx.

WILL DISCUSS TORRENS SYSTEM.

The Torrens board will hold a public hearing at 2 o'clock on next Friday. The subject to be discussed is the constitutionality and feasibility of the Torrens system.

WILL GET HOUSE AS A GIFT.

Mrs. George E. Dodge has bought, through Davis & Robinson, from the estate of William V. Brokaw No. 29 West 57th st., a four story stone front dwelling house, on a lot 23x100 feet. She intends, it is said, to present the property as a gift to her daughter, Mrs. John S. Rogers.

TO REMODEL A SYNAGOGUE.

Plans have been filed with Buildings Superintendent Murphy for remodeling the three story synagogue of the Congregation Beth Hachnessed Anshel Slutsk, at No. 24 Pike st., the improvements including the removal of the third story balcony and bettering the light and ventilation. Herman Horenburger is the architect.

TO REMODEL A SYNAGOGUE.

Plans have also been filed for remodeling the Cafe Boulevard, No. 154 Second ave., the improvements including the enlargement of the large banquet room.

WORK WANTED.

A BUSINESS MAN would connect with or represent manufacturer, having been manager of corporation representing manufacturing, understanding foreign, domestic, shipping, requirements. W. Watson, 520 Quincy st., Brooklyn.

THE BRONX BUILDING PLANS.

Belmont ave., e. s. 127.8 ft. n. of 181st st.; one story frame stable, 25x18 ft. C. Planian, owner. Charles E. Clark, architect. \$350. 140th st., e. s. 205 ft. w. of St. Ann's ave.; 2 five story brick building, 40x18 ft. each; Moorehead Realty and Construction Company, owner. Edward J. Byrne, architect. \$80,000.

Instruction.

English Grammar, Composition, Literature, Conversation, by Englishwoman, experienced teacher. Miss KAY, 249 West 23d.

Musical Instruction.

LILLIE D'ANGELO BERGH. Voices Trained, Mornings. Residence Studio, 102 West 85d. (Tel. 6260 River.)

Autumn Resorts.

HIGHCLIFFE HALL.

Park Hill on Hudson, Yonkers. Elegant and refined family hotel, located in most beautiful suburb, twelve miles from central city; splendid views of Hudson; country club adjoining; special low winter rates. HIGHCLIFFE HALL.

ADVERTISEMENTS and subscriptions for The Tribune

received at their Uptown Office, No. 1364 Broadway, between 36th and 37th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 8 o'clock p. m. viz: 294 8th ave., s. e. c. 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.; 1388 3d ave., between 76th and 77th sts.; 1029 3d ave., near 61st st.; 1708 1st ave., near 89th st.; 127 East 125th st., 756 Tremont ave.; 600 8d ave.

City Hotels. HOTEL GRENOBLE. 56TH ST. AND 7TH AV. A SELECT FAMILY AND TRANSIENT HOTEL. Rooms \$2.00 per day and up. Parlor, bedroom and bath. Desirable Suites of all sizes for permanent guests at special rates. Restaurant a la Carte. Open till 12. Music. WILLIAM P. CHASE.

HOTEL STIRLING. 210 West 56th St., at Broadway. NEAR CENTRAL PARK. New, attractive, modern fireproof house. Every room and apartment has bath with shower. Cuisine and service ideal. EUROPEAN PLAN. \$1.50 per day, \$10 per week, and up. AMERICAN PLAN. \$3.00 per day, \$18 per week, and up. Parlor, bedroom and bath apartments at these rates for two occupants. Special rates for permanent guests. CHAS. E. ELLIS, Prop. Brooklyn.

Hotel Margaret. 95 to 109 Columbia Heights, BROOKLYN'S LEADING FAMILY AND TRANSIENT Hotel. Overlooking New York Bay, Manhattan and Brooklyn. The ideal location of Greater New York. Conveniently situated to the Bridge, Fulton and Wall st. ferries; 20 minutes to the Business Centre of New York. CHOICE APARTMENTS. Rooms, with private bath, all handsomely furnished. American plan. Cuisine and Service the Best. THOMAS TOBY, Manager. Telephone, 4120—Main.

Apartment Hotels. HOTEL GROSVENOR. Fifth Ave. and 10th St. Catering exclusively to patronage of the highest class, affords a permanent residence for the needs of two families. Rooms, with bath and to eight rooms and four baths. Leaves room being made. WILLIAM H. PURDY, MANAGER.

Unfurnished Apartments to Let. Hoffman Arms Apartments. 8 to 20 unusually large rooms, higher than ordinary, with the latest built houses. Contains many other advantages that appeal to a family desiring a home in a select, high-class house. Restaurant on the premises. Apply to the co-operative plan. BERLACH REALTY CO., 640 Madison Ave.

80 MADISON AVENUE. APARTMENT FOR RENT. HOUSEKEEPING APARTMENT. 7 Rooms Unfurnished; All Modern Improvements. FLORENCE HOUSE, 18TH ST. AND 4TH AVE. APARTMENTS TO LET WITH PRIVATE BATH. 36 East 48th St. TO LET—DESIRABLE THREE ROOM APARTMENT. Hotel Newton, 2228 Broadway, near 94th St. Can be seen any time.

Country Property for Sale. TO CLOSE AN ESTATE WE WILL OFFER THE FOLLOWING FARMS FOR THE COMING WEEK. 1200 acre farm, 2 houses, 2 barns, granary, etc. \$2,500; 93 acre farm, 6 room house, good barn, outbuildings, \$800; 109 acre farm, good 10 room house, large barn, wood lot, \$1,500; 180 acre farm, good house, barn, wood lot, with 100,000 hemlock, 800 cord wood, nice lake, \$1,500; 820 to 8500 acre farm, balance easy terms. REAL ESTATE & BUILDERS' EXCHANGE, 346 Broadway, New York.

City Property for Sale. A—A—A—MAGNIFICENT PRIVATE HOUSE, 16 WEST 52D STREET, Adjoining Fifth Avenue, OPEN FOR INSPECTION. 75 feet west of the Vanderbilt and Sloan mansions; 22 foot American basement; living, built by Clark & Russell; rare hard woods throughout; every modern improvement; electric elevator; positively the choicest location in New York. Price \$200,000. Terms may consider small parcel in part payment; open for inspection. Particulars of our own broker or agent. JACOB NEADLE, 59 WILLIAM ST.

WORK WANTED. Male. A BUSINESS MAN would connect with or represent manufacturer, having been manager of corporation representing manufacturing, understanding foreign, domestic, shipping, requirements. W. Watson, 520 Quincy st., Brooklyn.

WORK WANTED. Male. CARPENTER—Capable of superintending all branches of building, draw plans and estimate; will work by the day or contract; first class references. Hargrave, Flushing, Long Island.

WORK WANTED. Male. CHAUFFEUR—Experienced on foreign and American cars; five years driving; no accidents; references; married. A. V. H., 158 West 66th st.

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Auction Sales of Real Estate. Auction Sales of Real Estate. JOSEPH P. DAY, Auctioneer. Absolute Auction Sale 89 Excellent Lots. Known as the DAVID B. COCKS Property 24TH WARD, BRONX BOROUGH, SITUATE (FORDHAM SQUARE) WEBSTER AVENUE AND DECATUR AVENUE. (Woodlawn Heights) ALSO NAPIER AVENUE, EAST 233D STREET and EAST 235TH STREET. Tuesday, November 19th, 1907.

Supreme Court Foreclosure Sale. Under Direction of the following Referees: JOHN J. HYNES, Esq. JAMES C. BRADY, Esq. EDWARD J. MCGOLDRICK, Esq. ISAAC BELL BRENNAN, Esq. WILLIAM WOODWARD BALDWIN, Esq. 43 CHOICE LOTS TO BE SOLD IN PLOTS, at Absolute Sale. East 139th St., East 140th St., East 141st St., Southern Boulevard and Robbins Ave. VERY LIBERAL TERMS. TO BE SOLD TUESDAY, NOVEMBER 19TH, 1907.

To Let for Business Purposes. To Let for Business Purposes. TO LET. LARGE AND SMALL OFFICES, SINGLE OR EN SUITE, IN THE CENTRAL BANK BUILDING, 320 BROADWAY. LATELY OCCUPIED BY PUBLIC SERVICE COMMISSION. VERY REASONABLE RENTS; APPOINTMENTS PERFECT. Apply to H. L. MOXLEY & CO., 320 BROADWAY, Or to the Agent of the Tribune Building, 154 Nassau St., Room 610.

THE OSBORNE, 201 WEST 57TH STREET. APARTMENT FOR HOUSEKEEPING, 14 ROOMS, 6 BATHS. FURNISHED, OR UNFURNISHED, FOR A TERM OF YEARS. THE DE SOTO, 19 E. 32ND ST., BETWEEN 5TH AND MADISON. Handsome large rooms, private bath. FURNISHED APARTMENT 4 Rooms and Bath; also one 5 Rooms and 2 Baths. VERY DESIRABLE. FLORENCE HOUSE, 18TH ST. AND 4TH AVE.

THE OSBORNE, 201 WEST 57TH, A CORNER APARTMENT OF 10 ROOMS AND TWO BATHS, FURNISHED; FROM NOVEMBER 15; EXTRA SERVANTS' ROOMS AND SERVANTS' BATH.

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Occupy a MODERN FACTORY building and save money. Ask your broker Long Island City Factory Co. New York Offices, 140 Nassau St.

Buildings, Stores AND LOFTS TO LET ON DOWNTOWN STREETS. RULAND & WHITING CO., 8 BEEKMAN ST. Board and Rooms. A—A—A—ATTENTION! Attractive parlors, suites, single rooms, with and without board; all locations; references; doctors' offices; information free. R. I. BELAND & CO., 4 West 33rd St. A DALENA, 53 AND 57 SOUTH BROADWAY, YORK Ave. New York, decorated rooms; excellent table; trolley to Kingsbridge, rates \$7.00 to \$9.00.

Are You Looking for Board or Rooms? The New-York Tribune's Information Bureau, at its Uptown Office, 1364 Broadway, has on file all the better class Boarding Houses and Room Houses. FREE information as to prices and localities.