

LULL IN EAST SIDE BUILDING FEW MODERN TENEMENT HOUSES ERECTED SOUTH OF 14TH STREET SINCE FALL OF 1907.

Many Old Style Flathouses Improved by Being Entirely Altered—Greater Demand for Living Rooms, and Rents May Be Raised.

There is little building in the East Side north of the Brooklyn Bridge, south of Fourteenth street and east of the Bowery.

In the last fourteen months the great East Side as regards new buildings has practically stood still.

TWO TYPES OF BUILDINGS IN DEMAND.



NO. 107 WEST 46TH STREET. A four story apartment building. Sold last week by J. B. English for Roby & Taylor.

increase of population there may result in large rentals for many of the buildings that are numbered among the new law tenement houses.

According to many real estate experts the marked decrease in new tenement house projects for the district is due to the inability of the majority of owners who desire to improve their properties to readjust their mortgage loans so as to carry out their plans.

FEW VACANT LOTS IN REGION. Moreover, there are few vacant plots or lots within the region bounded by 14th street, the Brooklyn Bridge, the Bowery and the East River.

IN TWO ACTIVE REAL ESTATE ZONES.



NO. 36 WEST 72D STREET. A four story dwelling house. A business building will be erected on the site.

vacant land areas of the greater city. Of course, wherever there is a density of population projects are usually in great demand among speculators and investors.

In the last ten years rents have risen rapidly in the East Side, and though many million dollars have been spent in increasing the light and ventilation of the old type houses the district to-day is apparently as unattractive to speculators as it is to the speculative builder.

The dulness of the great East Side from a real estate point of view has somehow escaped the notice of large numbers of persons active in the local real estate market.

to the real estate market of the greater city that the East Side in the last fourteen months has not only stood still as regards buildings, but has decreased in space available for tenement houses.

Sometimes the real estate records do not reflect the whole truth about realty conditions. Often a section may be remodelled extensively and few sites improved with modern buildings.

WHERE REAR TENEMENTS ARE FOUND.

In the block bounded by Allen, Eldridge, Hester and Grand streets there are four interior houses, one of which has a frontage of 23 feet and a depth of 25 feet, or, in other words, it is 25 feet square.

On the block bounded by Hester, Grand, Forsyth and Chrystie streets are evidences of the work of the builder of modern houses, most of the structures having large rear yards and having their air and ventilation spaces well protected.

The block bounded by Sheriff street, Avenue C East 2d street and East Houston street has many interior light courts, and it is to be numbered among the best type of residential block on the East Side.

One of the plans filed in the last fourteen months for improving an East Side plot was for a six story store and tenement house to be built on the premises No. 254 Monroe street, at a cost of \$30,000.

The Union Construction and Realty Company had plans drawn for a six story tenement house for the northeast corner of 24th street and Avenue B, at a cost of \$5,000.

Plans were filed by Otto L. Spannhake for a four story store and lodge hall on the premises Nos. 143 and 145 Suffolk street. He placed the cost at \$60,000.

The Union Construction and Realty Company had plans drawn for a six story tenement house, with store, to be built at the northeast corner of Essex and Rivington streets. Charles R. Faronio had plans drawn for a six story tenement house, with store, to occupy the premises No. 49 East 11th street, the estimated cost being \$25,000.

Also filed by Samuel Sasse for a three story brick office building, to cost \$20,000, and to be erected at the northeast corner of Grand and Chrystie streets.

L. A. Goldstone perfected plans for a six story store and tenement house to occupy the premises No. 420 East 6th street, the estimated cost being \$25,000.

C. B. Meyers drew plans for a six story store and tenement house, on the premises Nos. 17 and 19 Catharine street, at a cost of \$65,000.

Otto L. Spannhake filed plans for a four story loft building, for the premises No. 185 Division street, the cost being placed at \$10,000.

OTHER BUILDING OPERATIONS.

At the southwest corner of Delancey and Ludlow streets a two story loft building, costing \$3,000, was built by Joseph J. Bach, from plans by Max Muller.

On the premises No. 55 Ludlow street a six story loft building, costing \$28,000, was built by Mrs. Elizabeth A. Vail, from plans by Jackson & Rosenkrantz.

At the southeast corner of 1st street and First avenue a two story brick tenement house was built by Samuel Barkin, from plans by C. B. Meyers.

On the premises No. 2 First avenue, extending to Nos. 172 and 178 Houston street, a seven story brick store and loft building, costing \$75,000, was built by Carl Frank, from plans by C. M. Strauch.

On the premises No. 253 East 44th street a three story loft building, from plans by Henry Regelman, Cornelia E. Paar, from plans by G. K. Thompson, at a cost of \$15,000, from plans by Max Muller.

The Marmac Construction Company erected a seven story loft building at the northwest corner of 5th and Lewis streets, at a cost of \$90,000, from plans by W. E. Koenig.

James Jacobson erected an eight story store and loft building at the northeast corner of Delancey and Margin streets, from plans by Bernstein & Bernstein.

At the southeast corner of Norfolk and Delancey streets a nine story loft building, costing \$70,000, was built from plans by C. B. Meyers.

At the southeast corner of 7th street and Avenue A a seven story loft and store building was built by Kramer & Lockmore from plans by George F. Pelham.

Nathan Roggen erected a six story loft building on the premises Nos. 39 and 41 East Broadway at a cost of \$40,000 from plans by Max Muller.

William L. Marshall erected on the premises Nos. 725 and 729 East 11th street a six story warehouse, at a cost of \$25,000, from plans by G. K. Thompson.

At the southwest corner of Rivington and Goreck streets a seven story loft building was erected at a cost of \$35,000 by Kramer & Lockmore, from plans by George Fred Pelham.

On the premises No. 213 Clinton street, a six story tenement house and store was built from plans by Alfred L. Keinoe, at a cost of \$20,000.

These plans comprise the entire construction work projected in the great East Side in the last fourteen months.

MILES OF NEW AVENUES ADDED. The Jamaica Estates street and boulevard map was approved by the Board of Estimate and Apportionment, and other details in February 2 it received the Mayor's signature.

Jamaica Estates has made an unusual record. It is a splendidly developed tract of high ground in the Borough of Queens. It has beautifully wooded hills and ravines. It is located at the New York suburban electric express terminal of the Pennsylvania Railroad.

The management of the property has spent many thousands of dollars in enhancing the natural advantages of the tract. As a result this residential park has a system of streets and boulevards and water and gas mains and sewers and sidewalks of the best modern type.

"Perhaps the best instance of what may be done by means of this work of structural alteration of old buildings may be seen in what has been done for the 'lung block' of ghastly memory. The past grim history of this block is sufficiently well known to render it unnecessary to recapitulate it in detail.

IN THE LOWER HALF OF DISTRICT. The lower part of the great East Side has been the scene of little model tenement house building in recent years, and it is this section of this thickly populated region which is likely to be extensive-

PLAN LARGE HOUSES. Four To Be Built on West Side at a Cost of \$620,000.

Plans have been filed for two six story apartment houses to be built for Jacob Hirsch, as owner, on the Broadway block from 1624 to 1634 street. They will have a frontage of 99.11 feet and a depth of 115 feet each.

Plans have also been filed for two six story apartment houses for the Waunegan Realty Company in 1634 street, west of Broadway, from designs by the same architects. They will have twenty-five suites each, and are to cost \$70,000.

Plans have also been filed for a two story store building, with offices on the second floor, to be built at a cost of \$40,000 for G. L. Lawrence at St. Nicholas avenue and 181st street, fronting 113.7 feet in Broadway and 225 feet in the street, and also for a five story loft and office building to be erected for J. W. T. Nichols at No. 112 Grand street, at a cost of \$25,000, which will be the same owner with the present loft buildings of the same owner at No. 114 Grand street. G. F. Pelham and Schwitter & Diemer are the architects.

Plans have also been filed for remodeling the five story tenement house and store at the northeast corner of Eleventh avenue and 26th street into an office building, with stores, the change of occupancy being made for the Otis Elevator Company, as owner. William Bollmann, Jr., is the architect.

PLANS OF TAXPAYERS' CONGRESS. Committee on Construction and Bylaws Will Meet This Week. Officers were chosen for the Taxpayers' Congress last week, and the committee on organization was instructed to draw up a constitution and bylaws.

Robert E. Dowling heads the organization as president. The vice-presidents and other officers elected, including the executive committee, were the men recommended for these offices by the nominating committee appointed last month.

The action of the delegates was entirely tentative in regard to officers, however, because they had not been authorized by the various taxpayers' associations which they represent to take binding action. Each one of the associations must ratify the action of its delegates separately. That the associations will indorse the work of the meeting is considered assured, because the delegates to the meeting had been chosen from the most representative and influential men in each organization.

Now that the Taxpayers' Congress has been organized successfully for all practical purposes, it is expected to take a prominent part at once in public affairs affecting the welfare of the property owners. The committee to draw up a constitution and bylaws will meet this week. A motion of last week's meeting to adopt practically the constitution and bylaws of the United Real Estate Owners' Association was referred to the committee for final revision.

LAST SPECIAL LECTURE ON BUILDING. The last address in the special course of five lectures on "Building," for real estate men and property owners, offered as a feature of the West Side branch of the Young Men's Christian Association real estate school, will be given jointly by G. Richard Davis and Thomas F. McWillie, in the auditorium, at No. 520 West 57th street, on Tuesday night.

The speakers will sum up the conclusions arrived at as a result of the previous lectures and inspections, and re-emphasize practical points on how to distinguish between good and faulty arrangement, construction, etc., in new buildings and the essential points in determining the condition of old ones.

AUCTION SALE OF ASHLAND HOUSE. Joseph P. Day is going to offer at auction on March 16 the Ashland House, at the southeast corner of Fourth avenue and 24th street. It will be sold by order of the trustees of the Willard Parker estate. The plot occupied by the hotel comprises four lots.

SALE OF TWO FINE HOUSES. Henry D. Winans & May have sold No. 7 East 8th street, a new five story American basement house, on a lot 25x102 feet, for Mrs. A. S. Jarvis. The purchaser will occupy it as his residence.

The same firm has also sold the Columbia College leasehold dwelling, No. 62 West 81st street, on a lot 12x109.5 feet, for Mrs. M. McKenzie. The same firm were also the brokers in the recent sale of No. 22 East 82d street, to J. S. Ullman, for Messrs. McCafferty & Buckley.

NEW QUEENS BUILDING RECORD. A new record was made last month at the Queens Bureau Building. In the first month of the year plans were filed for 256 structures, estimated to cost \$1,067,742. In the corresponding month of last year plans were issued for 213 buildings, to cost \$747,270, a gain of \$320,472, or about 42.8 per cent.

REALTY NOTES. Maximilian Morgenthau, representing a syndicate, has entered into a contract with Edward N. Dickerson for the purchase of about twenty-three acres of land at Edgewater. The property lies east of Rochester avenue, south of the Long Island Railroad, and north of Bay Avenue.

The Von Verthand Realty Company has sold to Frederick Spafford, manager for F. W. Woolworth & Co., the plot, 50x100, on the east side of Leighton avenue, about 210 feet north of Shady Lane, Van Cortlandt Terrace, South Yonkers. This adjoins the new residence recently purchased and now occupied by Mr. Spafford.

The Century Company has leased a suite of offices in the United States Express Company Building, No. 2 Rector street, to Ehrlich Wheeler, and a floor in No. 68 Fulton street for Daniel E. Seybel to the Ocean Accident and Insurance Company.

Louis C. Schiller has leased a floor at No. 25 Bond street to M. Schmitzer & Son for Nelson Flanagan.

The Duroc Company has sold one hundred and fifty lots, 25x110 feet each, on Morris avenue, Sand street, Prospect street, Madison avenue, Westhampton, Long Island, to an investor.

Pierre M. Clear has leased for a term of years for the New York Produce Exchange Bank to Max H. Hillert the first floor in their Stuyvesant Square branch, at the northeast corner of Second avenue and 14th street.

Douglas B. Green is the buyer of the dwelling house No. 128 West 72d street, sold recently by Pease & Elliman for the O'Day estate. Mr. Green will alter the first two floors for business purposes and the three upper ones for apartments. Alvan W. Perry will make similar alterations to No. 167, which he recently purchased.

Negotiations have been pending for some time for a long lease of Nos. 11 and 13 East 5th street, owned by William Waldorf Astor. The prospective tenant is said to be the John Ruzitski Fur Company, now on 11th street, but so far as could be learned the lease has not yet been closed.

Horace S. Ely & Co. have leased for Mrs. Edward Van Zandt Lane and Dr. Francis Hueston to a client the four story dwelling house No. 42 Madison avenue, northeast corner of 48th street, for a long term of years, with renewal privilege. It is understood that the lessee will make extensive alterations to the house, converting it into stores and bachelor apartments.

J. C. Hand, of the Astor Real Estate Company, has leased the following: George B. Wilson, of Philadelphia; the entire building No. 172 Broadway, and the store and basement at No. 69 West 23d street, to Charles Hauptner & Co.; first and second floors of No. 49 West 33d street, to Mme. Peplow and Mme. Matheson, respectively; upper part of No. 1274 Broadway, to J. Ehrlich & Sons; also store and basement No. 176 Broadway, to the United Clear Stores Company; first floor No. 1278 Broadway, to Dr. Stein, tiled floor No. 179 Broadway, to Dr. Hoffman, and part of third floor in same building to Miss A. Bogart. All the leases are for two years.

E. E. Androvetta, agent for M. E. Brinkerhoff, reports that Fountain & Choate will build for Mr. Brinkerhoff at No. 154 Read street a new building, to be known as the Brinkerhoff & Co. building, to be used for the use of George M. Brinkerhoff & Co., the tenants of the premises. He has rented for Brinkerhoff the premises Nos. 264 and 266 Water street to the Bramhall-Deane Company for a term of years.

IN THE BROKERAGE MARKET. D. H. Scully & Co. have sold for a client to an investor a five story single flat house, No. 137 West 82d street, on a lot 25x100 feet.

Joseph P. Day has sold for a client the plot, 50x 100 feet, on the west side of Plimpton avenue, 100 feet north of 170th street; also the plot, 50x25x irregular, on the west side of Nelson avenue, 150 feet north of Buscopol avenue. The buyer is George E. Buckbee. The sellers acquired the property at the auction sale of the Ogden estate conducted by Mr. Day in 1897. Mr. Day has also sold for a client the plot, 50x100 feet, on the west side of Nelson avenue, 125 feet north of Featherbed Lane, to George E. Buckbee. The seller bought the property at the Century Company's auction sale conducted by Mr. Day in 1897.

R. I. Brown's Sons have sold for Mrs. Frederick J. Deyster the plot, 5x irregular, on the east side of Webster avenue, 214.5 feet north of 168th street.

Richard R. Masten has sold the two three story business buildings Nos. 24 and 25 47th avenue, on plot 25x100 feet.

Fitzgerald & Broderick have sold the new three story brick building No. 248 Valentine avenue, on lot 15x100 feet.

John S. Buskey, Jr., sold No. 206 West End avenue, a five story flat house, on lot 25x202 feet, to Montague S. Marks.

Negotiations are pending for the sale by the Richmond Realty and Construction Company to Daniel B. Freedman of Nos. 31 and 31 West 21st street, a ten story loft building, on plot 24x58.9 feet. The sellers secured the property last week in a trade for the Kensington, at the northeast corner of Fifth avenue and 15th street.

Mrs. Charles H. Simmonds has sold No. 29 East 12th street, a three story dwelling house, on lot 25x103.3 feet.

H. C. Senior & Co. have resold for Francis Brown the five story flat house No. 24 West 114th street, on lot 25x100.11 feet, to Mr. Ochs.

BUYS THE RAMAPO FARM. The Ramapo farm, which was formerly owned by Countess Schenkentz, has been purchased by the Van Fossen-Burg Company. This property is one of the "show places" in the Tuxedo district. It comprises about two hundred and eighty acres. It adjoins the \$2,000,000 home of George Crocker and the estate of H. O. Havemeyer.

Auction Sales of Real Estate. BRYAN L. KENNELLY, Auctioneer, will sell at auction Wednesday, February 17, 1909, at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., Executors' and Trustees' Sale Estate of Annie P. Burgess, Dec'd By order of John W. Vrooman, Daniel M. Burgess, Oscar Bunke, Executors and Trustees. 874 Third Av., S. W. Cor. 53d St., 1,422 Second Av., 828-830 Second Av., 222-224 East 23d Street. 70% on Mortgage 3 years at 5% TITLES GUARANTEED BY TITLE GUARANTEE & TRUST CO. David B. Simpson, Attorney, 165 Broadway. William R. Wilcox, Counsel. Charles M. Beam, Agent, 1,269 Broadway. For further information, illustrated bookmaps, etc., apply to the above, or at the auctioneer's office, 156 Broadway, New York City.

Wednesday, February 17. EXECUTORS' SALE By Order of the Farmers' Loan & Trust Co., Executors, Est. MARIE L. DEWSNAP, Dec'd, 123 East 34th St. The four story and basement brown stone Dwelling, ripe for alteration to stores and apartments; etc. of lot 22x98.9. BRESH & CRAWFORD, Attorneys, 39 Broad St. MOORE & MARSTON, Apts. 26 Exchange Place. Maps, etc., at Auctioneer's Office, 156 Broadway.

To Let for Business Purposes. To Let for Business Purposes. To Let Large and Small OFFICES Single or en Suite IN THE Tribune Building 154 Nassau Street Opposite City Hall Park The Centre of Transit for the Metropolitan District "L" Stations Entrance to Brooklyn Bridge Subway All within a Step Absolutely Safe Fast-Running ELEVATORS (Plunger Type) Electric Light and Janitor Service Open Every Day in the Year Apply for Terms to Renting Agent, Room 807

Country Property for Sale or to Let. SMALL FARM FOR SALE OR RENT; TERMS EAST: 3 good buildings, land, orchard, water; pleasant location; 8 miles from Brewster. HADDEN BROS., Brewster, N. Y. Country Property to Let. NEW CANAAN, CONN.—RENT, FURNISHED: 1/2 large house, stables, garage, shade, fruit, garden; fine location. ARCHIBALD C. FOSS, 39 East 42d Street. City Property for Sale. A.—15% INVESTMENT FINE APARTMENT HOUSE; PERMANENT LIGHT ON 3 SIDES; RENT \$22,000; PRICE \$150,000; REASONABLE TERMS. POCHER & CO., 128 WEST 24TH. BROADWAY, NORTHWEST CORNER OF BEAUTE ST. 60,612.4 for sale, one of the most desirable corners downtown. Apply to W.M.C. WALKER'S SONS, 292 B Way.

Real Estate for Exchange. EIGHTY ACRE FARM WITH BUILDINGS, TANNEY County, Missouri, two and a half miles from station; suitable for boarding house. W. M., Box 6, Tribune office. 500 ACRES OF WALD IN VIRGINIA; BOTH coal and timber. R. H., Box 9, Tribune Office.

NOW OWNS THE BONNER TRACT. Property Has Frontage of About 1,000 Feet on Richmond Road, Stapleton. George T. Bonner has sold through Cornelius G. Kolff to Thomas A. Hine and C. G. Hine, of Newark, and William Hornum, of Stapleton, Staten Island, the Bonner tract of about 11 1/2 acres, with a frontage of 761 feet on Howard avenue, Grymes Hill, and extending a distance of about 1,000 feet to the Richmond Road, Stapleton. The property is opposite the homes of Charles W. Hunt and Colonel Charles H. Blair and adjoins the country places of Charles Bruckiteb and James W. Davis. The purchasers intend to erect houses on the tract for their own occupancy.

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Country Property for Sale. FOR SALE A Country Gentleman's Large Estate ON THE BANKS OF THE HUDSON containing 200 acres. Buildings and grounds in perfect order. Last 27th st. Patterson, N. J. 42nd St. 2nd Fl. DEBLOS & ELDRIDGE, 5 East 42d St., New York. GEORGE R. READ & CO., 60 Liberty St. IN THE BEKERSHIRE HILLS. FOUR SALES—A tract of 17 acres at a bargain; 7 1/2 miles from station, on fine level ground; 1 1/2 story house; 3 fireplaces; barn; 100 acres of pine, spruce and chestnut timber. Fine timber country; to build a new barn; level, price \$2,000; easy terms. Address: H. C. WOODWIN, Box 84, Great Barrington, Mass. A CHAPMAN SUBURBAN HOME IS A COMBINATION of art, comfort and economy, including heated features and handier interiors. We build them all where, five bond of completion and lend from 50 to 100 per cent. If desired, we invite your inspection of our attractive houses built in last few years, also numerous sketches at this office. BUILDINGS & CRAFTSMEN COMPANY, 28 West 32d St., New York.

SHARON, CONN.—40+ ACRES; HOUSE; FARM buildings; spring; large stream; \$10,000. ARCHIBALD C. FOSS, 39 East 42d Street, New York. MAKE FRONTAGE OF 1/2 MILE; 140 ACRES; HOUSE; 1000 sq. ft.; large; spring; wood land; fruit; 20000. Lighthouse County, Conn.; price \$15,000. ARCHIBALD C. FOSS, 39 East 42d Street, New York. SHARON, LAKEVILLE, DOWRY, AMENIA, MILLERSVILLE and surrounding towns in New York and Connecticut. Farms and country houses. ARCHIBALD C. FOSS, 39 East 42d Street, N. Y. City, or MILLERSVILLE, Dutchess Co., N. Y. CONNECTICUT SHORE—NORWALK, DANFORTH, Rowston, Westport and vicinity; farms, warehouses, country homes, etc. ARCHIBALD C. FOSS, 39 East 42d Street, N. Y. City, or 24 North Main Street, South Norwalk, Conn. BEAUTIFUL COLONIAL HOUSE, ALL MODERN IMPROVEMENTS, unsurpassed view of Hudson, high ground, right party can see bargains. \$10,000. Use Office. BUNGALOW SITS ON HUDSON RIVER; RIFLE SPORT; 1/2 acre; 2 1/2 story; ready for summer occupancy. \$10,000. Outside sports; terms right. Address Box 27, Tinton Falls, N. J. SHORELANDS SOUND BEACH, CONNECTICUT. Moderate priced summer homes and building lots for sale or to rent, furnished or unfurnished. Box 94, Sound Beach. SPLENDID COTTAGE WITH GARDENS, SUFFOLK COUNTY, Great South Bay. EDWARDS Box 9, Tinton Falls, N. J. New Jersey Real Estate. FOR SALE—A BEAUTIFUL RESIDENCE AND large stable on Market st., between East 200 and 210th st., containing 2 1/2 city lots, with a handsomely furnished lot, etc.; the house contains 15 rooms, 2 1/2 baths, modern plumbing, steam heat, hard wood floors, etc.; will be sold for much less than its value. SHERWOOD & L. 1 Park Ave., New York, N. Y. TWO LARGE LOTS IN LEONIA, MICH. TO BUILD. By Terms Address: Box 45, Tinton Falls, N. J. Lost. LOST—TUESDAY NIGHT BETWEEN 40TH AND 41ST ST. Moderate priced summer home, large country, green leather purse containing large quantity of money, Liberal reward, no questions asked. BROOKLYN, N. Y. TRAIL, Montauk Theatre, Brooklyn.