

Auction Sales of Real Estate.

Long Island Real Estate for Sale.

Long Island Real Estate for Sale.

BRYAN L. KENNELLY, Auc'r

FACTS

- For 300 Years New York City Has Grown Northward and Is Still Growing Northward Faster Than Ever.
- The Astors, Goetts, Rhinelanders, Gerrys and Hundreds of Other Fortunes have been Founded on a Knowledge and Belief in This Fact.
- In 1858, A. J. Bleeker & Son and My Father, William Kennelly, Sold at Auction Lots on 5th and 6th Aves., 57th, 58th and 59th Sts., from \$800 to \$1,200 Each Now Worth \$150,000 to \$400,000 Each.
- In 1891, the Morton-Bliss Syndicate Sold at Auction Lots 178th to 181st Sts., Amsterdam Ave. and Broadway, at \$1,800 to \$3,000, Now Worth \$10,000 to \$50,000 each.
- Ask Anybody Who has lived in New York 25 years. Look at your own experience—Can you fail to have seen the Wonderful Growth Northward in the last 5 years and the increase in value.
- Think—Use Common Sense—An opportunity of this kind only comes once every 5 or 10 years.—Seize It—Examine the Property—You cannot possibly make a mistake by buying a lot at the

WALDO HUTCHINS ESTATE SALE

200 CHOICE LOTS AND 2 BEAUTIFUL DWELLINGS

LOCATED AT RIVERDALE AVE., WEST 236TH TO 238TH STS., WALDO AVE., DASH'S LANE, ETC. ONLY 5 minutes' walk from Subway Station at 242d St., Broadway and Van Cortlandt Park. To be sold at Auction

ON SATURDAY, JUNE 5th, AT 1 P. M. RAIN OR SHINE

ON THE PREMISES

70% on Mortgage 3 Years 5%. Titles Insured FREE

Send for BOOKMAP to the Auctioneer, 156 Broadway, or man on the property.

City Hotels.

BOSTON.

BOSTON--HOTEL VENDOME

COMMONWEALTH AVENUE
Distinguished for its elegant appointments and location. Equally attractive to permanent and transient guests. Perfect quiet.
EXCELLENT GARAGE NEAR BY
C. H. GREENLEAF & CO.
Summer Hotel, White Mountains, NEW PROFILE HOUSE and COTTAGES.

Proposals.

WEST POINT, N. Y., MAY 31, 1909.—SEALED PROPOSALS in triplicate, will be received until 12 o'clock noon, June 21, 1909, for furnishing and installing Electric and Combination Gas and Electric Light Fixtures in the Post Headquarters Building at West Point, New York, and specifications in this office. The United States reserves the right to accept or reject any or all proposals or any part thereof. Forms for proposals furnished upon application. Address Quartermaster, West Point, N. Y.

New York, May 25th, 1909.

SEALED PROPOSALS WILL BE RECEIVED AT THE Adjutant General's Office, Seventh Avenue, corner 24th Street, New York City, until twelve o'clock noon, on Monday, June 7th, 1909, for furnishing and installing in the Naval Militia Barracks, Manhattan, New York, at anchorage at Travers Island, New York. Specifications will be furnished upon application to this office.

WELDON H. HEVLY, The Adjutant General, S. N. Y.

Excursions.

DECORATION DAY

Up the Picturesque Hudson.

To West Point, Newburgh, Poughkeepsie and Return

BY SUPERB DAY LINE STEAMERS "HENRICK HUDSON," "ROBERT FULTON," "ALBANY," AND "MARY POWELL."

Leaving Desobres St. 8:40 A. M., and 1:45 P. M.; 4:25 St. 10:00, 10:40 A. M., and 2:00 P. M.; W. 129th St. 9:20, 10:20 A. M., and 2:20 P. M. Returning due W. 42d St. 8:30 and 8:40 P. M. Orchestra on each boat. See Steam Advt.

CHARMING EXCURSIONS

Daily except Sunday to same points. Leave Desobres St. 8:40, 10:00, 10:40 A. M., and 2:00 P. M.; W. 129th St. 9:20, 10:20 A. M., and 2:20 P. M. Returning due W. 42d St. 8:30 and 8:40 P. M. Orchestra on each boat. See Steam Advt.

DECORATION DAY AFTERNOON EXC. TO WEST POINT

STEAMER MARY POWELL.

Leaving Desobres St. 1:45; W. 42d St. 2:00; W. 129th St. 2:20 P. M. Arriving West Point 8 P. M., where connection is made with Day Line Steamer "HENRICK HUDSON." Excursion fare, \$1.00. Also includes luncheon, tickets of fare, and refreshments. For more particulars, see Steam Advt.

CONSULT THESE COLUMNS BEFORE MAKING SUMMER PLANS

Any Hotel Represented Will Send Booklet or Information on Request

NEW YORK.

The Hotel Frontenac

1,000 ISLANDS ST. LAWRENCE RIVER

OPENS JUNE 19.

A magnificent Hotel, delightfully situated on an island in the St. Lawrence River, with an exclusive class of patronage. The favorite water for motor boats and boat racing. Fishing, rowing and all aquatic sports. An extensive picturesque nine-hole golf course free to guests of the hotel. Also tennis and other sports. Unequaled bass and fresh water fishing near hotel. For booklet and full information address G. H. BISSSELL, Mgr., Town and Country, 385 Fifth Ave., New York.

(Also Mgr. Bon Air, Augusta, Ia.)

NEW YORK.

TWO BEAUTIFUL SUMMER RESORT HOTELS IN THE PURE PINE LADEN AIR OF THE ADIRONDACKS

HOTEL CHAMPLAIN AND COTTAGES LAKE CHAMPLAIN, CLINTON COUNTY, N. Y.

ROBT. MURRAY, Mgr.

FORT WILLIAM HENRY HOTEL LAKE GEORGE, WARREN COUNTY, N. Y.

J. P. WILSON, Mgr.

In centre of wooded park on shores of two beautiful lakes. OPENS JUNE 28TH. Golf, tennis, boating, bathing, fishing; every healthful outdoor pastime, attractive social life. ILLUSTRATED BOOKLETS Free by mail on request to N. Y. office, 243 Fifth Ave. BOTH HOTELS under general management and management of Delaware & Hudson Co., owners. Through Pullman service from N. Y. City via D. & H. R.

PROSPECT HOUSE

SHELTER ISLAND HEIGHTS, L. I.

Open June 24th. Golf, Bathing, Yachting, Garage, 212 Broadway, cor. 26th St. Telephone 1372

MASSACHUSETTS.

HOTEL ASPINWALL LENOX, MASS.

OPENS JUNE 6TH, 1909.

New York Office with Town & Country, Astor Trust Bldg., 389 Fifth Ave.

O. D. SEAVEY, Manager.

Magnificent Scenery, Beautiful Drives, Positive Climate, Pure Water, Finely Equipped Garage and Stables, Choice Villa Sites for Sale.

NEW JERSEY.

MOUNTAIN LAKE HOTEL

COOKS FALLS, NEW YORK.

A model summer home, accommodations 500; newly rebuilt and enlarged; first class in every way; large, airy rooms with private baths; best of sanitary arrangements; the location and surroundings; private lake, stocked with native trout; boats free; fine orchestra all season; dancing, bowling, etc. Large illustrated booklet on application.

V. A. FRANCISCO, Prop.

PITTSFIELD, BERKSHIRE CO., MASS.

THE MAPLEWOOD

OPEN MAY 29TH TO NOV. 1ST

Send for booklet, also Auto Road Map.

ARTHUR W. PLUMB.

HEALTH IN THE HILL TOPS

Of Orange, Sullivan, Ulster and Delaware Counties, N. Y., on the

NEW YORK, ONTARIO & WESTERN RY.

SUMMER HOMES in a region of absolute HEALTH AT MODERATE COST.

2,000 feet above the sea; pure air, pure water, pure milk, no malaria, no mosquitoes. Three hours from New York—recommended by physicians; send 5 cents to the undersigned, or call and get free at once below the SUPERBLY ILLUSTRATED BOOK, "SUMMER HOMES," of 140 pages. It gives a list of Hotels, Farms and Boarding Houses, location, rates of board, attractions, etc. Information Bureau, 425 Broadway, N. Y.

IN NEW YORK—141, 425, 1854 Broadway, 245 Columbus Ave., 278 3d Ave., 111 West 125th St., 192 5th Ave. Tickets, offices, Desobres and West 42d St. ferries, 66 Beaver St.

Gen'l. Pass. Agent, 56 Beaver St., N. Y.

HOTEL TRAYMORE

Atlantic City, N. J.

The Acme of Modern Hotel Equipment and Luxury.

OPEN THROUGHOUT THE YEAR.

TRAYMORE HOTEL CO.

Chas. O. Marquette, Mgr. D. S. White, Pres't.

HOTEL DENNIS

ATLANTIC CITY, N. J.

Situated directly on the ocean front, surrounded by its own spacious lawn, which joins the beach and boardwalk. Most liberally appointed and liberally conducted hotel on the New Jersey Coast.

WALTER J. RUBEY.

HADDON HALL

ATLANTIC CITY, N. J.

Directly on the ocean front, with unobstructed view. Salt water in all baths. Hot and cold water in most bedrooms. Always open. Booklet.

LEEDS & LIPPINCOTT.

THE O-T-E-S-A-G-A

On Otsego Lake - Cooperstown, N. Y.

The beautiful region made famous by "Fenimore Cooper," the Novelist. This new and perfectly appointed hotel will open for its first season July 12th under the personal management of J. D. FRIED, of Anderson & Price, Ormond Beach, Fla., and Bretton Woods Hotel, White Mountains. Exceptional fishing, boating, golf, tennis and excellent automobile roads.

ON "THE SCENIC TOUR."

For booklet, information and Automobile Road Maps, address New York Office, Hotel Bretton Hall, 67th and 86th Street.

THE KITTATINNY

THE LEADING HOTEL AT THE DELAWARE WATER GAP, PA.

Now open. Largest and most modern. Every convenience. Orchestra. Social diversions. Table supplied from our own farm and greenhouses. Bell phone 92. Garage. Liver. Golf, tennis, bowling, bathing, fishing. Write for Special Spring Rates and booklet showing hotel, Kittatinny Park scenes, auto map. Kittatinny coach meets all trains.

G. FRANK COPE.

HOTEL KAATERSKILL

CATSKILL MOUNTAINS.

Opens June 24. Elevation 3,000 feet. Reservations of rooms made by HARRISON & DOWNS, BERKELEY LYCEUM, Teleg. 1869 Bryant, 19-21 West 44th St. Opposite Sherry's.

GLEN VILLA INN

Canada's Ideal Resort on beautiful Massachusetts Lake, one night from New York or Boston (no change), four hours from Montreal and Quebec. 200 guests. \$20 and \$4 per day weekly. \$14 up. Casino, Orchestra, Golf, Tennis, Bowling, Green, Bathing, Good Fishing, Horses, Boats and Canoes. Booklet, G. & E. BARNES Prop., North Katlay, Quebec, New York Office, 1122 Broadway.

TRADE AND FINANCE ABROAD.

The financial agreements recently made with European and Latin-American countries by capitalists of the United States, under the form of loans to foreign governments or investments in the building of railroads, harbors, etc., in those countries, have made clear the necessity of obtaining the official quotations of the stocks representing those operations on the foreign bourses. Many quotations of American loans are not on the lists of European exchanges. After the flotation of the recent Argentine loan of \$50,000,000, one-third of which was taken up by New York bankers, the Argentine Minister to Italy renewed his efforts to obtain listing on the Italian exchanges. This minister, Dr. Saenz Peña, has presented a note to the government at Rome recalling the fact that the prices of the Argentine debt are quoted only on the Paris and London exchanges, and at times on that of Berlin, and adding that two years ago the Chamber of Commerce of Milan had expressed its sympathy with the proposal. He observed that the adoption of the proposed measure was the more necessary in Italy on account of the presence in Argentina of hundreds of thousands of Italian colonists.

Monday May 31st

Excursion Up the Hudson

To West Point & Newburgh Steamer Homer Ramsdell

Leave for FRANKLIN ST. 9:00 A. M.; WEST 129TH ST. 9:30 A. M.

Returning leave NEWBURGH, 6:00 P. M.; WEST 129TH ST. 7:00 P. M.

Round Trip, 90 Cents

DINNER SERVED ON BOARD, 50c.

TROILEY CONNECTION with Steamer at Newburgh for ORANGE LAKE PARK, 35 minutes' ride from dock to this beautiful summer resort and amusement park. Music, boating and other modern attractions.

Excursion tickets from New York to Orange Lake Park, \$1.10. Tickets sold on Steamer.

DECORATION DAY AT THE SEASHORE

ROCKAWAY BEACH.

Trains leave New York, May 31st, from West 34th St. via Long Island Railroad, 6:30, 8:10, 9:10, 10:30, 10:50 A. M., 12:50, 1:20, 1:50, 2:20, 4:30, 5:30, 6:40, 7:40, 8:20 P. M., 12:00 night.

Leave Brooklyn (Flatbush Ave. Station), 6:04, 6:30, 7:05, 8:25, 9:25, 10:00, 10:41, 11:10 A. M., 1:35, 2:04, 2:06, 2:44, 3:14, 4:40, 6:31, 6:31, 6:27, 7:05, 8:20, 8:31, 9:45, 11:50 P. M., 12:10 night.

The Interborough subway trains run direct to the Flatbush Avenue Station.

UP THE SOUND ON

DECORATION DAY SEACLIFF AND GLENWOOD

"Nantasket" will leave New Pier 8, E. R. N. Y. Great Neck, Hanover Sq. (L. I. Sta.), 9:30; foot 31st St., E. R. 9:50 A. M.

Stops at Great Neck.

EXCURSION TICKETS 80 CENTS.

RED BANK LINE.

Lvs. Franklin St., Pr. 24, N. R. daily, 8:30 a. m., 2:30 p. m. (Sun. 8:30 a. m. only); Battery, 8:50 a. m., 2:50 p. m. (Sun. 8:55 a. m. only); for Highlands, Red Bank, etc. Exp. Mgr. Trolley to Long Branch, Astoria Park, etc.

Instruction.

For Both Sexes—City.

THE BERLITZ SCHOOL OF LANGUAGES.

Madison Square (112 Broadway).

Hartford Branch, 543 Lenox Ave., near 127th St. Brooklyn Branch, 218-220 Livingston St. **REDUCED RATES DURING THE SUMMER.**

Summer School at Astbury Park, N. J. Teachers sent to all places within hundred miles.

School Agencies.

AMERICAN AND FOREIGN TEACHERS' AGENCY.

Supplies Professors, Teachers, Tutors, Governmentes, etc. to Colleges, Schools and Families. Apply to Mrs. M. J. YOUNG-FULTON, 23 Union Square.

Summer Resorts.

CONNECTICUT.

MOUNTAINS OR SEASHORE?

The Summer Resort number of The Tribune, out next Sunday, will be a veritable mine of information regarding where to go for vacations. Profusely illustrated. Send it!

is what the property will say for itself at

Manhattan Beach

"Swept by Ocean Breezes"

"We have a perfect SEWER system installed—we have also, at great expense, laid solid CONCRETE SIDE-WALKS and CURBS and the finest MACADAMIZED streets that are built—our blocks are 208 feet deep, allowing an 8-foot space in the rear of the lots, where the SEWER, WATER and LIGHTING mains are laid.

Here is what our salesman will say: "The health of any section is safeguarded by a perfect SEWER system—the CONCRETE SIDEWALKS and CURBS are in because there will be rainy days and we do not want you to walk through wet sand or mud."—Good, solid macadamized streets are laid, because you will want to drive around to the lot or lots you buy, and some day you may want to move into the house you build—or even before that the builder or some builder will want to cart in his material to build a house—wouldn't it be nice to get stuck in the mud for lack of good pavements or macadamized streets past the lots you buy—and this extra 8 feet in the centre of your block will give each owner more privacy to his home, and as the sewers, water and lighting mains are laid there you will not have to see your streets torn up at different times when the builders are making their sewer connections. And just one more word. All the above mentioned, sewers, sidewalks, curbs and macadamized streets put in, saved you, the purchaser, from any assessment—the watchword at

Manhattan Beach Estates

is no assessments for these improvements, and the transportation is one of our features—trains every ten minutes from New York City Hall (Brooklyn Bridge)—present running time to Manhattan Beach 35 minutes.

Manhattan Beach Estates

A most refined, residential seashore section in New York City with a sweep of 2½ miles' frontage on the Atlantic Ocean and shore boulevard on the Sheepshead Bay.

Get off at Sheepshead Bay Station. Carriage in waiting to take you to the property—a three minute ride.

Go Down To-day

Representatives on the property to show you around this great development

Lots and Plots at Private Sale

TITLE GUARANTEE POLICIES FREE OF CHARGE

Joseph Day

Sales Agent.

Offices on property, also 31 Nassau Street, New York City.

To Let for Business Purposes.

To Let for Business Purposes.

The Centre of Transit for the Metropolitan District

"L" Stations

Entrance to Brooklyn Bridge

Subway

All within a Step

Absolutely Safe

Fast-Running

ELEVATORS

(Chicago Type).

Electric Light and Janitor Service

Open Every Day in the Year

Apply for Terms to Renting Agent, Room 607

To Let

Large and Small

OFFICES

Single or en Suite

IN THE

Tribune Building

154 Nassau Street

Opposite City Hall Park

Apply for Terms to Renting Agent, Room 607

Real Estate for Exchange.

WALL ST. OFFICE BUILDING

Exchange for Long Island acreage, suitable for subdivision. Must be free and clear or some cash added.

J. CLARENCE DAVIES,

149TH ST. AND 82D AVE.

Real Estate.

Established 1857. Incorporated 1904.

RULAND & WHITING CO.

REAL ESTATE

5 BEEKMAN ST. NEW YORK.

Unfurnished Apartments to Let.

FOX ST., 760-768 (100 FEET NORTH OF EAST 116th St.)—4, 5 light airy rooms, bath, steam heat, hot water supply; all improvements. Inquire Janitor, on premises.

THE BOWNEITE, NO. 11 WEST 81ST ST.—A FEW apartments left, facing Manhattan Square. Full particulars of A. P. COBURN, on premises.

Country Property for Sale.

COLONIAL RIDGE

PORCHESTER-ON-SOUND—44 MINUTES OUT.

Choice restricted plots, low in price. Exceptional surroundings and views. Sewers, gas, macadamized roads, sidewalks. S. ORGOOD FELL & CO., 537 Fifth Ave.

SEASHORE COUNTRY PLACE.

Several acres of land, with large new master house, North Shore, Long Island; convenient to New York; superb bathing beach; half mile from express station; restricted, beautiful surrounding country. A. E. T. P. O. Box 1257, New York City.

Bronx Real Estate.

BRONX PLOT FOR SALE.

No. 800 E. 176th St., bet. Prospect and Marinton Aves. 11 lots, 225 ft. deep. Location is fine and very desirable. Immediate possession. For terms and particulars apply to J. C. HULL, Jr., 115 2d Ave., New York City.

TOO MUCH HOUSE.

For this reason owner of corner residence on Chester Hill is anxious to sell: 10 large rooms and bath; all improvements; fine lot; convenient to station; price \$12,500. COOLEY & WEST, Inc., Mt. Vernon, N. Y.

A BONANZA.

Corcoran Manor; 9 room house; 3 bath; unique arrangement and design; cement exterior; plot 50x100; garage. Business complete over to sell. Price \$17,500. COOLEY & WEST, Inc., Mt. Vernon, N. Y. Phone 708.

Real Estate for Sale—New Jersey.

One of the Finest Private Dwellings

In Hoboken's best residential location; 14 rooms; 2 baths and laundry; plot 30x100; fine garden; all up to date.

Price low to quick purchaser.

Very easy terms.

Address care K. H. 61 Second St., Hoboken, N. J.

"NEW JERSEY TO THE FRONT"

The book issued by the New Jersey-New York Real Estate Exchange, 30 Church St., N. Y., is NOW READY FOR DELIVERY.

Country Property to Let.

ITALIAN RENAISSANCE

Architecture. A beautiful residence in Pelham Heights 11 rooms and 2 baths; cement exterior; hot water heat; electricity; new decorated; plot contains 15,000 square feet; garage; asking \$1,500 a year; near station.

COOLEY & WEST, Inc., Mt. Vernon, N. Y. Phone 708.

NEW ROCHELLE.

PELHAM ROAD.

Beautiful private residence, fourteen rooms, two baths; stable for four horses. Three acres of land. Rent \$1,500. Apply WESTCOLE & ALMONDA, 59 William Street.

City Property to Let.

156 7TH ST., 902 EAST—TWO-FAMILY BRICK house, 12 rooms, 2 baths; steam heat. Apply to Janitor, 107 East 156th St.

Furnished Apartments to Let.

FOR RENT FROM JUNE 15 TO SEPT. 1. SEVEN-room apartment, furnished; reference required. Apply to MURPHY, 456 Park Ave.

WATCH FOR OUR ILLUSTRATED ANNOUNCEMENT

sent in the Annual Report Number of The Sunday Evening, June 6. It will interest you. FORT COMFORT INN, Farmington-on-the-Hudson, N. Y.