MOTOR BOATS STILL POPULAR

EXHIBITORS REPORT MANY BOATS AND ENGINES SOLD.

Manufacturers Association Meeting—Holmes Exhibit of Lifeboats—Improvement in Ignition System—Power Boat Association Meeting To-day.

The annual convention of the National Association of Engine and Boat Builders, held yesterday, and the meeting to-day of delegates to the National Power Boat Association have attracted many motor boat enthusiasts to the city and these were present yesterday at the Motor Boat Show in Madison Square Garden. The attendance there was not as great as it was on the holiday, but there was a big crowd from morning until night, and what pleased the exhibitors well was that the visitors were there for business.

It is the opinion of many of the exhibitors that this show is by far the best that has been held from their standpoint. They are all doing big business, and it has been brought about by the show. It is possible that the business would have been done if there had been no show, but as many who wanted boats or motors waited to see what the manufacturers had for this season all the business has been done in a few days.

Experts who have looked the exhibits over carefully, and they have had time to do so now, say that there is a general improvement in everything connected with the motor boat. The boats themselves are more substantially built, are well designed and more adapted to the wants of the average man. There are few that have freakish ideas. The motors are stronger, lighter in construction through the builders having found out where they can save weight and are of a type to do good work in a cruising craft, where moderate speed is wanted. The ignition problem has always been a troublesome one on a motor boat, but this year some fine improvements have been shown by those who make a specialty of sparking.

Most attention yesterday seemed to be paid to the marine motor, although the best of the boats came in for their share. The engine used in R. C. Seymour's yacht Charmion was a big attraction because it had done things. It drove the Charmion, which is quite an able boat, at the rate of 27 miles an hour. It is in the exhibit of the Holmes Motor Company, where other motors ranging in size from three-horsepower up are shown. The 35-40 horse-power motors are used by the Government in the lifeboats along the coast and on the lakes, and an order has recently been placed with this concern for ten more engines.

One interesting part of the exhibit shows a lifeboat which is non-capsizable and non-sinkable. It was lowered in the water keel up. Twenty seconds after the gear holding it in that position had been cast off it had righted itself and after three minutes it was going under its own power without any water on board. These boats are 36 feet long. They have watertight compartments at each end and in the bottom of the boat are eighty copper tanks. The entire boat is divided into eight compartments and it is impossible to sink one.

George P. Spencer, who was formerly associated with the Greenwich Yacht yard is now in charge of the yacht building at the Holmes yard. Several orders have been placed with this concern this week. Charles E. Bedford has ordered a fifty foot launch. A 30 foot speed launch is to be built for W. L. Supplee and a 33 foot launch is to be built for H. B. Blossom of St. Louis. A one design class of 30 footers is being built for use on Lake Placid.

The Racine exhibit is a busy spot. The feature is a 35 foot raised deck cruiser which is equipped with a 25 horse-power motor and has a speed of twlve miles an hour. The tank capacity is 100 gallons, which will be sufficient for a cruise of 400 miles. This boat will accommodate eight persons. There are two staterooms, a toilet room, lockers, closets, large icebox and a big tank for fresh water. It is distinctly a one man boat in the sense that the controls are all carried to the bulkhead of the cabin, where the helmsman has under his hand the steering wheel, spark and throttle levers, clutch and shuton switch.

Several boats built by the Racine people have been sold. Twenty-five members of the Thousand Islands Yacht Club have ordered boats of one design. These are to be raced this summer. Among those who have placed orders for boats this week are J. N. Gibbons of Montclair, R. M. Fowler of Herkimer, J. C. Lehr of Ogdensburg, F. K. Burnham, Jr., of this city, ex-Commodore Frederick G. Bourne of the New York Yacht Club, Olley Eggleston of Rochester, Walter Biggs of Brooklyn, R. T. Rafferty of Pittsburg, A. R. Peacock of Pittsburg and W. F. Miles of New York.

The annual convention of the National Association of Engine and Boat Manufacturers was held yesterday in the offices of the association in the Engineers Building, West Fortieth street near Fifth avenue. Nearly 200 motor boat men were in attendance. Charles R. Stevenson of this city, construction expert, discussed at length the cost of production with a view to the reduction of the same. Thomas Fleming Day laid particular emphasis on the fact that American engines used in boats in foreign countries, particularly Australia, China, Japan and India, exceeded those of any foreign make. President John J. Amory in his address called attention to the fact that the volume of business transacted at the Garden during the present show had increased 40 per cent. over that of the same period of last year. Treasurer Craig's report showed the association to be in a flourishing condition.

The convention of the National Power Boat Association will be held at the Garden to-day at 10 A. M., with sessions also in the afternoon and evening. Representatives and delegates to this meeting are coming from all parts of the country. Some have already arrived from points west of the Mississippi River and it is expected that nearly every section of the country will be well represented.

INDOOR TENNIS.

Championship Singles and Doubles Reach Semi-Final Round

Play in the national indoor tennis championships in the Seventh Regiment Armory yesterday brought both the singles and doubles down to the semi-final round.

Richard A. Holden, Jr., the Yale captain, Wylie C. Grant, Carl R. Gardner and Gustave F. Touchard were the four survivors in the singles. They will be coupled as named in the semi-final round. The Yale man defeated Walter Merrill Hall 6—8, 8—6, 6—3, and is likely to prove a dangerous antagonist for Grant, the four times holder of the title.

The semi-finalists in the doubles are Miles S. Charlock and William B. Cragin, Jr., Calhoun Cragin and Arthur S. Cragin, Carl R. Gardner and Gustave F. Touchard and Benjamin M. Phillips and Edgar F. Leo. The winning pairs engaged in fast matches, especially that in which the Californians defeated the Yale pair, Richard A. Holden, Jr., and F. M. Watrous, 8—6, 8—6. The match in which Charlock and Cragin defeated Morris S. Clark and Walter Merrill Hall, 2—6, 6—1, 6—3, was also a good one.

The summary:

Men's National Indoor Championship Singles—Fourth round—Richard A. Holden, Jr., defeated Walter Merrill Hall, 6—8, 8—6, 6—3; Wylie C. Grant defeated Royal D. Richey, 6—4, 6—4; Carl R. Gardner defeated James S. Cushman, 6—3, 6—0; Gustave F. Touchard defeated Dr. William Rosenbaum, 6—4, 6—4.

Men's National Indoor Championship Doubles—Third round—William B. Cragin, Jr., and Miles S. Charlock defeated Morris S. Clark and Walter Merrill Hall, 2—6, 6—1, 6—3; Calhoun Cragin and Arthur S. Cragin defeated Howard S. Chumway and Edgar W. Leonard, 7—5, 6—4; Gustave F. Touchard and Carl R. Gardner defeated Richard A. Holden, Jr., and F. M. Watrous, 8—6, 8—6; Benjamin M. Phillips and Edgar F. Leo defeated A. L. Hoskins and E. M. Sheppard, 6—1, 6—2.

Men's Consolation Singles—First round—Benjamin M. Phillips defeated Walter Hazard, 6—0, 4—0, defaulted; F. M. Watrous defeated S. Wallis Merrihew, 6—3, 6—2.

Second Round—Preston T. Large, Jr., defeated J. M. Holcombe, Jr., 6—0, 6—0; Edgar F. Leo defeated Louis J. Grant, by default; Benjamin M. Phillips defeated W. L. O'Brien, 6—4, 6—1.

Third Round—Julio M. Steinacher defeated Preston T. Large, Jr., 6—0, 6—0; J. H. Kyte defeated Edgar F. Leo, walkover.

Institute Team Scores 35 to 17 at Basketball.

The Brown University basketball team was defeated last night by the Pratt Institute team of Brooklyn in the latter's gymnasium by a score of 35 to 17. Smith and Tuttle for Pratt put up a fine game, Smith making six goals from the floor, while Tuttle made three. Tuttle also made three foul goals.

At the end of the first period Pratt was in the lead by a score of 16 to 6. In the second half Brown seemed to play more speedy than the Brooklyn boys and took more chances. They seemed to brace up near the finish, but were unable to overcome the big lead their opponents held.

DARTMOUTH ATHLETES SCORE.

New Hampshire Collegians Lead for Point Trophy at Olympic Meet.

The Olympic meet of the Twenty-second Regiment Engineers at the armory last night attracted such a big entry that the affair dragged into the small hours of to-day. Toward morning the feature of the affair was the battle for the point trophy, and then Dartmouth had the lead with 14 points. There was a good crowd present, and the features that tested the patience of the spectators were two novice races, one at 550 meters and the other at 1,200 meters. The latter was decided in six trial heats and a final, the whole occupying one hour.

The 400 meter was the best race of the night, with Harry Gissing, New York A. C., on scratch. He won his heat in 52 4-5 seconds, but he got jostled so badly in the final that he just failed to win by inches from Ritter of the Xavier A. A., who had fourteen meters start.

The trial heats of the 60 meter handicap were somewhat enlivened by the presence of the two Dartmouth College sprinters, N. A. Sherman and J. Marks. The former occupied the scratch mark and Marks had a three meter allowance, which was roughly about ten feet. Sherman displayed the speed that earned him fame a couple of years ago, for he won the third heat in 7 1-5 seconds, which is a new indoor record. The best time outdoors is a fraction faster. The Dartmouth crack failed to qualify by a couple of inches in the second heat of the semi-final.

Marks, who looks more like a weight thrower than a sprinter, did well and worked his wey into the final. The others who qualified for the final were: W. E. Conway, Holy Cross Lyceum, 12 feet; A. Stearns, Mott Haven A. C., 10 feet, and J. M. Rosenberger, Irish A. A. C., 1 meter, a shade over 39 inches. Marks broke away well in the final and leading all the way won by about a foot from Rosenberger, with Conway a very close third.

A Dartmouth youngster named C. A. P. Duffie showed a dash of form in the 550 meter novice. With a great raking stride he shot into the lead soon after the start and stayed there to the finish. Another runner from the same stable showed up well in the 800 meter handicap. His name was C. Baxter and with a start of 30 meters he made third place, though at one time it looked as if he would do better. Altogether Hillman's team did very well.

The summary:

60 Meters, Handicap—Won by Joseph Marks' Dartmouth College, 5 meters; J. M. Rosenberger, Irish A. A. C., 1 meter, second; W. E. Conway, Holy Cross Lyceum, 4 meters, third. Time, 7 1-5 seconds.

Putting 16 Pound Shot, Handicap—Won by Julian J. Elliott, Irish A. A. C., 2 feet, with an actual put of 41 feet; C. W. Brice, Irish A. A. C., 1 foot, second, with an actual put of 38 feet 10½ inches; P. Onken, Irish A. A. C., 3 feet, third, with an actual put of 37 feet 3¾ inches.

550 Meter, Novice—Won by C. A. P. Duffie, Dartmouth College; E. McGowan, Knights of St. Antony, second; P. J. Hynes, Ozanam A., third. Time, 1 minute 23 4-5 seconds.

1,600.35 Meters Relay, Handicap—Won by Cuyler A. A., 37 meters, with Xavier A. A., 40 meters, second; Pastime A. C., 10 meters, third. Time, 3 minutes 29 1-5 seconds.

800 Meters, Handicap—Won by Frank Wright, Pastime A. C., 40 meters; John H. Bell, Mohawk A. C., 29 meters, second; C. B. Baxter, Dartmouth College, 3 0 meters, third. Time, 1 minute 56 4-5 seconds.

3,500 Meters Bicycle, Handicap—Won by Charles Nerent, Seventy-first Regiment, 90 meters; J. Buckingham, Twenty-second Regiment, 200 meters, second; E. J. West, unattached, 140 meters, third. Time, 6 minutes 6 2-5 seconds.

400 Meters, Handicap—Won by E. Ritter, Xavier A. A., 14 meters; Harry Gissing, New York A. C., scratch, second; K. M. Bowman, Columbia University, 14 meters, third. Time, 51 1-5 seconds.

1,500 Meters Run, Handicap—Won C. A. Flaneran, West Side Y. M. C. A., 60 meters; A. Noyes, Dartmouth College, 55 meters, second; R. Geis, Seventy-first Regiment, 36 meters, third. Time, 4 minutes 18 3-5 seconds.

1,609.35 Meters Relay, Handicap—Military Athletic League—Won by Twenty-third Regiment, 33 meters, with J. M. Richmond, C. J. Bacon, H. Haywood and C. Walther; Thirteenth Regiment, 33 meters, second; Seventy-first Regiment, 28 meters, third. Time, 3 minutes 23 4-5 seconds.

350 Meters Run, Handicap—Won by L. J. Cahill, Dominican Lyceum, 11 meters; J. D. McCahill, unattached, 3 meters, second; F. G. Holloway, Central Y. M. C. A., 11 meters, third. Time, 23 seconds.

CHESS.

Details of Final Championship Game Won by Lasker.

As a fitting climax to the world's chess championship match concluded in Berlin on February 11 Dr. Emanuel Lasker, who saved his title at the eleventh hour, and Carl Schlechter, the challenger, contested one of the most stirring struggles over the board that have been recorded in the annals of international chess. The game throughout was brimful of exciting complications. The champion, after forfeiting the right of castling on either wing, kept his king on his original square for thirty moves.

The score:

TENTH GAME—QUEEN'S GAMBIT DECLINED.

	Lasker. White.	Schlechter. Black.		Lasker. White.	Schlechter. Black.
1	P—Q4	P—Q4	37	R—B8ch	B—B
2	Q—QB4	P—QB3	38	K—R2	Q—R7 ch
3	Kt—KB3	Kt—KB3	39	K—K	Q—R8ch
4	P—K3	P—KK3	40	R—KB	Q—R5ch
5	Kt—B3	B—Kt2	41	K—Q2	RxR
6	B—Q3	Castles	42	QxR	QxP ch
7	Q—B2	Kt—B3	43	Q—Q3	Q—B7ch
8	P—QR3	PxP	44	K—Q3	Q—Q5
9	BxBP	P—QR4	45	R—R5	B—R6
10	B—Q3	P—K3	46	R—Q5	K—Kt
11	Kt—QR4	PxP	47	Kt—B5	Q—K18ch
12	PxP	B—Kt2	48	K—B2	Q—B8ch
13	R—QKt	Q—B2	49	K—K3	R—K12
14	Q—K3	Kt—R4	50	Kt—R6	Q—K17ch
15	P—Kt4	BxKt	51	K—B4	K—B2
16	PxKt	B—Kt2	52	KtxB	QxKt
17	PxP	RPxP	53	Q—QKt3	R—K
18	Q—B4	B—B	54	Q—K18ch	B—B2
19	R—Kt	Q—B4ch	55	QxP	Q—K15ch
20	Q—Q2	Q—Q4	56	Q—Q4	Q—Q2ch
21	R—QB	B—Kt2	57	K—K3	Q—K12ch
22	Q—B2	Q—KR4	58	K—B2	Q—B8
23	BxP	QxP	59	Q—Q3	R—K3
24	R—B	PxB	60	R—KK15	K—Q2
25	Q—K13ch	R—B2	61	R—K5	Q—K17ch
26	R—KB	QR—KB	62	K—K2	R—B8
27	Q—K13	K—R	63	R—Q2	Q—QR5
28	P—B4	P—Kt4	64	Q—B5ch	R—B2
29	Q—Q3	PxP	65	Q—B2ch	QxQ
30	PxP	Q—R5ch	66	RxQ ch	K—K13
31	K—K2	Q—B7ch	67	R—K2	Kt—B
32	K—B2	Q—R4ch	68	K—K13	R—B3
33	R—B3	Kt—B2	69	R—B2ch	K—K12
34	RxP	Kt—Kt4	70	K—Kt4	Kt—R2
35	R—B4	RxP	71	K—K15	Resigns
36	BxR	RxB			

J. R. Capablanca, C. Jaffe and A. F. Kreymborg, each with three straight wins, and F. J. Marshall, A. J. Souweine, L. B. Meyer, H. Rosenfeld and E. Ziegler, each with 2 points, qualified for the final round of the championship tournament of the New York State Chess Association to be played off at the rooms of the Rice Chess Club at 2 o'clock Saturday afternoon. The pairing will be made by lot, the scores of each player being carried forward and included in the totals.

In the three classes of the general tournament the prize winners were the following:

Class A—T. Lipschuetz and D. H. Greenberg, each with 3½ points, divided first and second prizes; A. J. Greenberg, 3 points, third prize.

Class B—E. L. Glueck, 3½ points, first prize; C. G. Nicholas, E. Grumbach and D. Schoenbaum, each with 3 points, divided second and third prizes.

Class C—H. Ring, Hartford, Conn.; S. Rieger, J. Kahn and V. Frank, each with 3 points, divided first, second and third prizes.

Boxes for N. Y. A. C. Games at Auction.

At the conclusion of the vaudeville show of the New York Athletic Club on Saturday night fifty-six boxes for the annual indoor games of the Mercury Foot organization will be auctioned off. The committee in charge of the athletic dinner, which is held every season, has been appointed. It consists of M. P. Halpin, chairman; A. V. Webber, secretary; E. J. Benson, R. H. Goffe, Jr.; W. L. Mitchell, J. T. Mahoney, H. K. Bird and W. L. Durant. At a meeting of the committee on Monday night it was decided to hold this dinner on March 7 at the clubhouse.

Princeton to Meet Indians on Gridiron.

PRINCETON, Feb. 23.—Although the Princeton football management would make no definite announcement to-day concerning a game with the Carlisle Indians next fall it is understood that all arrangements have been made for the game and that it needs only the sanction of the faculty athletic committee. It will be scheduled for October 22 and will be the first time that the Indians have visited here since 1903, although the Tigers played them on the Polo Grounds in New York city in 1907.

Yale and Columbia to Swim at City Athletic Club.

The Yale and Columbia teams will compete in an aquatic contest at the new City Athletic Club at 8 P. M. on Saturday next. The sixty foot tank has proved to be the fastest in the country.

$2,000,000 Real Estate Company.

ALBANY, Feb. 23.—The Mid-Island Estates at New York City was incorporated to-day with a capital of $2,000,000 to carry on a real estate business. The directors are W. Scott Libbey and Henry M. Dingley of Lewiston, Me.; Edgar L. Jackson of New York and Harry C. Allen of Yonkers.

THE REAL ESTATE MARKET

MORE LAND FOR THE POST-GRADUATE HOSPITAL.

Quick Profit Taking on a Valuable Vesey Street Corner—Fine Broadway Block Front on the West Side Changes Hands—James Gaffney Sells in 19th Street.

A number of good sized deals were reported yesterday from brokers' offices. George R. Read & Co. sold the valuable site at the northeast corner of Vesey and Church streets for a syndicate headed by Heilner & Wolf. The Post-Graduate Hospital purchased through Douglas Robinson, Charles S. Brown & Co. from Dr. H. Hareson and George Smith respectively Nos. 308 and 310 East Twenty-first street, two three story dwellings, on a plot 40x92, and from the Wethrum estate No. 315 East Twentieth street, a three story building on a lot 20x92.

The hospital recently bought No. 302 to 308 East Twentieth street and No. 305 to 315 East Twenty-first street, and now has a plot fronting 120 feet on Twentieth street and 100 feet on Twenty-first street, on which will be erected an addition to the present building at the northeast corner of Twentieth street and Second avenue.

The block front on the east side of Broadway between Seventy-eighth and Seventy-ninth streets, belonging to Oscar R. Meyer and Meyer L. Haiff, was sold by Parish, Fisher & Co. to clients of the Douglas Robinson, Charles S. Brown Company. The property was acquired lately by the sellers from the Sanford estate. It is on practically the only entire block front between Seventy-second and Eighty-sixth streets on Broadway unimproved. The buildings consist of two story brick stores and apartments.

Seventy-ninth street is a wide street and has a subway station on the corner.

The northeast corner is owned by Archibald D. Russell. On the west side of Broadway the entire block is occupied by the Astor Apthorp apartment house. This sale continues the steady change in ownership of important pieces of Broadway property from the hands of operators and builders to the more permanent ownership by investors.

Private Sales.

VESEY STREET.—George R. Read & Co. have sold for S. H. Stone and Heilner & Wolf Nos. 28 and 30 Vesey street, two five story buildings, on plot 52.5x78, at the northeast corner of Church street. The property was bought by the sellers last November at the auction sale of the Meeks estate for $206,000. At the same sale John Jacob Astor paid $307,500 for the Vesey street auction room, which is the middle of the block. The property abuts St. Peter's Roman Catholic Church on Barclay street and was held at $275,000.

BROAD STREET.—Camman, Voorhees & Floyd have sold for Walter Smith and Louisa A. Gormly of Rochester, N. Y., No. 75 Broad street, a four story building, on lot 18.11x89.9, directly opposite the Maritime Exchange. The buyer is Arabelle Armstrong, who has mortgaged it to Isaac Bell for $40,000 for four and one-half years at 5 per cent. The property has not changed ownership in over fifty years.

NINETEENTH STREET.—James W. Gaffney has sold No. 234 East Nineteenth street, a three story and basement dwelling, on lot 20x84.

EIGHTEENTH STREET.—Otto Maier has sold to a Mr. Foley for occupancy No. 316 East Eighteenth street, a three story and basement dwelling, on lot 20x76.

FOURTEENTH STREET.—Joseph B. Bourne has sold No. 132 to 136 West Fourteenth street, a seven story building recently damaged by fire, on plot 74.6x103.3.

FIFTEENTH STREET.—Samuel Lipman has bought from Jackson & Stern No. 312 to 316 West Fifteenth street, three three story buildings, on plot 50x103.3.

135TH STREET.—Max J. Klein has bought from the Citizens Holding Company Nos. 25 and 27 West 135th street, a six story tenement with stores, on plot 41.8x99.11.

SECOND AVENUE.—David Vogel and the Murphy-Dumont Company have sold for the estate of Andrew Lebert No. 512 Second avenue, a five story tenement, on lot 25.2x75, adjoining the southeast corner of Twenty-ninth street.

120TH STREET.—Max J. Klein has sold No. 125 West 120th street, a three story and basement dwelling, on lot 20x100, to the Mishkind-Feinberg Realty Company.

BOSTON ROAD.—Harry Lilly has sold for S. Barber the southwest corner of Boston road and Heath avenue, a plot 76x100, near the proposed new baseball grounds. The purchaser will erect two five story apartment houses.

128TH STREET.—David Vogel and the Murphy-Dumont Company have sold for the Peters estate No. 230 East 128th street, a three story dwelling, on lot 18.9 x99.11.

EDGECOMBE AVENUE.—The Consolidated Board of Brokers has sold for Emanuel Doctor to the Trebla Realty Company the new six story elevator apartment house at the southwest corner of Edgecombe avenue and 150th street, on plot 100x100. In part payment the Trebla Realty Company gives the plot, 173x100, at the northwest corner of Northern avenue and 181st street. Mr. Doctor will erect on the 181st street corner a high class apartment house which has been sold from the plans to an investor.

ROBBINS AVENUE.—The Fromme Realty Company has bought for improvement the plot, 50x104, on the east side of Robbins avenue, 50 feet south of 151st street.

ST. ANN'S AVENUE.—Ignatz M. Atlas has sold for the Howard Realty and Construction Company the southwest corner of St. Ann's avenue and Rae street, a five story building, on lot 25.1x88.

TELLER AVENUE.—H. Mendelson has sold to an investor No. 1051 Teller avenue, a three story single flat, on lot 25x100.

Recent Buyers.

Albert Blum is the buyer of the four story dwelling at No. 14 East Seventy-third street, sold recently by Mrs. Hugh Gordon Miller.

Mrs. Angie M. Booth is reported to be the buyer of the Camolin Building to be erected at the northwest corner of Fifth avenue and Forty-third street, sold recently by Miller, McMann & Donley for the Camolin Realty Company.

Brooklyn Sales.

Julius H. Reiter has bought and resold the three buildings, on plot 60x85, on the west side of Albany avenue 201.8 feet south of Church avenue.

John Skelly has bought two buildings, on plot 40x90, on the west side of Hopkinson avenue 200 feet south of New York avenue.

Howard C. Pyle & Co. have sold for William M. de Peyster to G. Antoniello an old dwelling at the northwest corner of Bridge street and Cathedral place.

E. T. Newman & Co. have sold a plot 62.6x95 on the south side of Fifty-seventh street east of Eighth avenue for the Paul Smith Building Company to a client.

Out of Town Deals.

The Lawrence estate property, comprising a tract of over 500 acres, adjoining Brightwaters at Bay Shore, L. I., has been bought by the T. B. Ackerson Company. With this addition the Brightwaters development consists of over 1,000 acres, extending from Great South Bay to the Long Island Railroad.

Jeremiah F. Ryan has sold the northwest corner of Second and Washington avenues, Long Island City, a plot 118x100. The property is three blocks north of the bridge plaza and has been bought by a Manhattan builder, who will erect four five story flats. John Greer was the broker in the transaction.

Miss Mary Gorry has sold her property, lying between the railroad tracks and the main street of Hempstead, L. I., to the Long Island Railroad. She had occupied it for forty years and had refused many previous offers of the railroad company to buy it.

Frank L. Ferguson reports a number of sales on Long Island to investors. The buyers at Highland Park include M. R. Purman, O. W. Dreckmaier, W. F. Hamilton, Alice G. Ferguson and C. C. Morley. Purchasers at Jamaica Hill include Margaret Courtney, J. S. Bennett, M. Maher, O. S. Tuthill, Alfred and William Englert and A. A. Morley, and at Bellaire, L. Bachenheimer and W. J. Roberts. Mr. Ferguson has also sold thirty-five lots on Hillside and Highland avenues opposite the Normal School, Jamaica, for Elizabeth T. McCormick.

Julius H. Reiter has bought twenty-three lots on the north side of Louise avenue, 145 feet west of Washington Rock road, Plainfield, N. J.

Herman Frankfort has sold for Henry A. Kayser to Edward J. Loughman about an acre and half of land with dwelling and outhouses on Central avenue, Lawrence, L. I.

Fred C. Whitney purchased a tract of land at Byram Shore, Conn., upon which he will build an all year round residence estimated to cost $125,000.

Leases.

Charles Hirschorn, vice-president of the United Cigar Manufacturers Company, has leased from Oscar S. Straus, former United States Minister to Turkey, the five story and basement dwelling at No. 5 West Seventy-sixth street for eighteen months, at an aggregate rental of $18,000.

Warren & Skillin have leased the ninth floor in the Stock Quotation Telegraph Building, at Nos. 26 and 28 Beaver street, for a term of years to the Shults Bread Company, the new $6,000,000 bread combine recently organized.

Charles J. McKenna has leased for a term of years the two four story buildings, on plot 40x92, at Nos. 347 and 349 East Eighteenth street to the B. and I. Goodman Cooperage Company.

Pease & Elliman have leased for Mrs. Charlotte Arthur the house in Wolfs lane, Pelham Manor, N. Y., adjoining her residence, to Robert J. Leonard.

The Newport Realty Company has leased the ninety room Rip Van Winkle Hotel, with about twenty-one acres of land, situated in the Catskill mountains at Pinehill.

Jake Wolff, proprietor of the restaurant and café at No. 156 West Forty-fifth street, has leased from the Surety Realty Company the two adjoining buildings at Nos. 152 and 154 West Forty-fifth street for a term of ten years. The two buildings will be altered at a cost of about $15,000. The café will cover the ground floor of the three houses, and the parlor floors will be used as a restaurant.

The Queensboro Corporation, which recently purchased the Barclay-Digro property at Woodside, L. I., has leased the Broadway frontage of the third floor in the McAlpin Building at No. 1286 Broadway to handle the development of the Woodside property. It is intended to erect this spring a number of two family houses, starting with a block of thirty on Twenty-fifth street and Roosevelt avenue.

The Knickerbocker Syndicate has leased the store and basement in No. 2 West Thirty-third street to the Fidelity Bond and Mortgage Company. The lease is for about twelve and a half years at a rental of about $12,000 a year. The lessee is a new corporation. It will occupy the premises some time in March. The Knickerbocker Syndicate leased the property a little more than two years ago and was to have established a bank, but changed its plans after the panic of 1907.

Shaw & Co. have leased the four story and basement brownstone dwelling at No. 164 West 122d street for J. F. Buck.

The Trinity Corporation has leased for ten years the eight story building, on plot 67x96, on the east side of Hudson street between Vandam and Charlton streets to Stephen A. Powell.

Mrs. Morris Loeb has leased for ten years to the Educational Alliance her country estate on the Jersey coast between Oceanic and Seabright for use as a summer home for girls.

Miscellaneous.

Post & Reese were the brokers in the sale of No. 30 East Seventieth street by the Dow estate, recently reported.

The sale of ex-Sheriff Thomas J. Dunn's holdings yesterday at auction by Bryan L. Kennelly realized a total of $127,100.

Partition proceedings have been instituted by Ida A. Gardiner against the property on the northeast corner of Fifth avenue and Nineteenth street, owned by the estate of Charles A. Gardiner. It consists of an eight story building on a plot 46.6x100, leased to Ford & Taylor.

Whitley P. Westervelt has secured a permanent loan of $30,000 for five years at 5 per cent. on the seven story apartment house, known as the Howell, at No. 510 to 516 West 124th street.

"Rights and Duties of Brokers" will be discussed by E. A. Tredwell at the meeting of the real estate law class of the Bedford branch, Y. M. C. A., Brooklyn, this evening.

The monthly meeting of the Dyckman Taxpayers Association will be held to-night at 8 o'clock at the office of John N. Golding, No. 547 Fifth avenue. Several matters of importance will be presented at the meeting.

The Board of Estimate and Apportionment has fixed April 18 for a public hearing upon the petition of the New York and Queens County Railroad for a franchise to construct and operate an additional track from Flushing to College Point and from Jamaica to Flushing.

Louis Korn is preparing plans for a sixteen story store and loft building, to be erected at No. 20 to 26 West Twenty-second street for the Twenty West Twenty-second Street Realty Company. The building will be constructed of limestone and will cost about $1,300,000.

The Falls Street Property Holders Improvement Association has elected the following officers: President, John D. Pease; vice-president, Joseph F. Webber; secretary, Oliver J. Grover; treasurer, Adam P. Schmitt. The officers with the following members comprise the executive committee: Frank A. Spencer, Moses J. Hess, Thomas T. Urea, Michael Herbert, Fred Rapp, Harvey B. Lamon, Carl W. Kinkeldy and Herbert Howe.

H. P. Hewes, for the last six years connected with George R. Read & Co., is now associated with the Gross & Gross Company.

Building News.

Plans were filed yesterday with Building Superintendent Miller for a new three story theatre to be built on part of the plot formerly covered by the car storage trestles of the Manhattan Railway Company on the south side of 145th street just East of Eighth avenue for the Henry Morgenthau Company from designs by Thomas W. Lamb at a cost of $60,000, which will be the first playhouse planned for the realty operator. It will have a frontage of fifty-five feet and a depth of 99.11 feet.

Plans have also been filed for a new six story flat to contain suites for eighteen families and to be built from designs by J. C. Cocker at the southwest corner of St. Nicholas avenue and 148th street at a cost of $35,000 for the Rembrandt Realty Company, of which Joseph E. Marx is president.

Plans have been filed for remodelling the second story of the Martha Washington Hotel for women, at No. 29 East Twenty-ninth street, to provide a dozen additional rooms for guests, the alteration being made for Arthur W. Eager from designs by Moore & Landsiedel, architects.

Plans have been filed for enlarging the ground floor of the four story stable owned by W. and A. Gamble on 146th street and making the building over into a garage, the improvements to be made from designs by L. F. J. Weiber, and for remodelling the three three story and basement flats at Nos. 204, 206 and 208 East Ninety-seventh street, the purpose of the improvements, made from designs by M. Coniffe as architect for Bernard Golden, being to better the sanitation in compliance with Tenement Department requirements.

The Bronx plans for new buildings comprise a five story flat to be built for Charles S. Browning on 179th street west of Mapes avenue, to cost $30,000; a two story dwelling on Dudley avenue north of Gillespie avenue, to cost $3,000; a two story and attic dwelling on Matthews avenue north of Bronxdale road, to cost $6,000; a one story garage for the Astor estate on Watson lane south of 178th street, to cost $1,800; a five story flat for the Malcolm Construction Company on Walton avenue north of 158th street, to cost $50,000; a one story store building, to cost $5,000, at the corner of Intervale and Westchester avenues for Henry Morgenthau, who has leased it to Edward Leus, and two two story dwellings on Carter avenue south of Spofford avenue for A. Rizzano, to cost $12,000.

Yesterday's Auction Sales

[At 14 Vesey Street.]

BY HERBERT A. SHERMAN.

Thirty-seventh street, No. 22, south side, 328.3 feet west of Fifth avenue, 20x98.9; four story dwelling; voluntary sale; to Miss W. C. O'Connor's party in interest $84,000

Thirty-eighth street, No. 54, south side, 443 feet west of Fifth avenue, 23x98.9; four story dwelling; voluntary sale; to Miss W. C. O'Connor, a party in interest 95,000

136th street, Nos. 328 and 328, south side, 391.5 feet east of Second avenue, 41.5x99.11, six story tenement and stores; Metropolitan Trust Company vs. Rosalia Melt et al.; due on judgment, $36,352.53; subject to taxes, &c., $394.67. Adjourned to March 2

106th street, No. 232, south side, 225 feet west of Second avenue, 25x100.11, five story tenement and store; C. H. Tangeman et al. vs. Mary Salderman et al.; due on judgment, $21,301.40; subject to taxes, &c., $701.52; to the Hagar Realty Company $17,600

BY BRYAN L. KENNELLY.

Sixty-ninth street, No. 20, southwest corner of Madison avenue, 63x82, four story and basement dwelling; voluntary sale; to Cleveland Moffett $90,000

Fifty-seventh street, No. 445, north side, 201.8 feet west of Avenue A, 20x100.4, three story dwelling; executors' sale, estate of Clara A. Bartholomew, deceased; to Carrie Brand 11,100

Sixty-eighth street, Nos. 440 and 444 East, south side, 150 feet west of Avenue A, 75x55.4; one and two story buildings; executors' sale, estate of Thomas J. Duan, deceased; to Charles Leopold 17,000

BY JOSEPH P. DAY.

Spring street, No. 264, south side, 50.2 feet west of Varick street, 25x88.4; irregular, seven story loft and store building; C. B. Sellew vs. Elizabeth Bendfeldt et al.; due on judgment, $35,313.42; subject to taxes, &c., $750; to the plaintiff $30,000

116th street, No. 130, north side, 325 feet west of Lenox avenue, 25x100.11, five story tenement and store; Charles Jaeger vs. Maurice Goldberg et al.; due on judgment, $6,816.25; subject to taxes, &c., $722.25 ..... Withdrawn

Fifteenth street, No. 417, north side, 135.7 feet east of First avenue, 19.5x100.5; four story dwelling; J. D. Heinemann vs. Lena Kaufman et al.; due on judgment, $6,732.74; subject to taxes, &c., $627.30; to the Union Exchange National Bank $10,500

Tiffany street, southwest corner of 167th street, 94.6x38.6x75x69.2, vacant; A. N. Rogers vs. C. D. Baldwin et al.; due on judgment, $2,504.03; subject to taxes, &c., $781.95; subject to a mortgage of $6,000 ..... Adjourned to March 2

BY JAMES L. WELLS COMPANY.

141st street, No. 201, north side, 75 feet west of Seventh avenue, 20x99.11, five story tenement; F. A. Watson et al., executors, &c., vs. Simon Weiss et al.; due on judgment, $15,127.24; subject to taxes, &c., $461.91 ..... Adjourned to March 2

BY SAMUEL MARX.

First avenue, No. 1067, west side, 25.1 feet north of Fifty-eighth street, 25.1x75, four story tenement and store; George Will, Jr., vs. J. H. Bensen et al.; due on judgment, $6,691.90; subject to taxes, &c., $884.65; subject to a prior mortgage of $9,000; to the plaintiff $10,240

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